

# Buildhome

YOUR DEFINITIVE GUIDE TO VICTORIA'S TOP BUILDERS & HOME PRODUCTS

## Western Region

VICTORIA'S NEW  
BUILDING HOTSPOT

100+

HOME DESIGNS  
TO CHOOSE  
FROM

## BUILDING BIOLOGY:

ELEMENTS OF A  
HEALTHY HOME

Start at  
the top:

THE RIGHT  
ROOFING  
MATERIALS

BUILDING  
FOR THE  
VICTORIAN  
CLIMATE

## INSIDE

- PROJECTS & DISPLAYS
- CUSTOM-BUILT HOMES
- PREFAB, MODULAR &  
MANUFACTURED
  - KIT HOMES
- TRANSPORTABLE
- GRANNY FLATS
- UNIQUE BUILDING  
PRODUCTS

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# REDUCE YOUR ENERGY COSTS WITH AN ENERGY EFFICIENT HOME

## CUSTOM DESIGNS

Individual homes	Interior design for joinery & wet areas
Multi-unit developments	Working drawings & detailed specification
Design sketches	Organise external consultants
Town planning drawings	Tender to builders & advice
3D visualisation	Organise building & town planning permits

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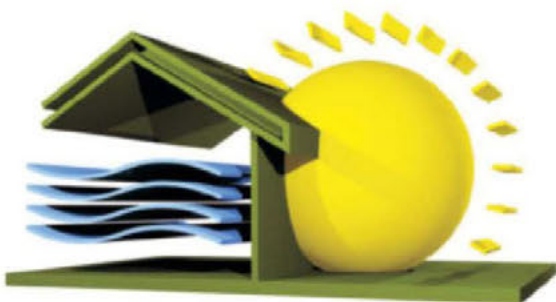
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## EDITOR'S LETTER



Don't forget, you can find even more information about the companies featured in the magazine, free how-to guides, expert advice and much more online at [completehome.com.au](http://completehome.com.au)

Our homes are our sanctuary. Whether you require a place to relax and unwind or a place to get active and be inspired, it is essential that your home is designed to suit your changing needs. In this issue of *Buildhome* Victoria, we assess all of the elements required to help you build the perfect home for you and your individual lifestyle.

Darren Evans from Solar Solutions Design sheds light on the importance of building for Victorian climates (p. 54). From protecting your home this summer with fire proofing to solar-power installation to increase your green footprint, we discover the benefits of building to suit the existing environment.

Delving deep into the core of home design and building, we explore the topic of 'healthy building' with expert advice on the best materials, floorplans, location, insulation and roofing to incorporate into your home for long-term health (p. 58).

We also visit the scenic Western Region of Victoria as an increasingly popular area for first-home buyers and builders (p. 17). With beautiful landscapes and friendly, affordable neighbourhoods, it is no wonder Melburnians are now catching on to the potential and beauty of Victorian country living, out west.

I hope you enjoy all of the designs, products and features available in this edition. If you haven't already begun building your new home, I hope that we can help get you started.

Until next issue, happy building!

**Stephanie Dunbar**  
**Acting Editor**



# Blue Hills Cottages

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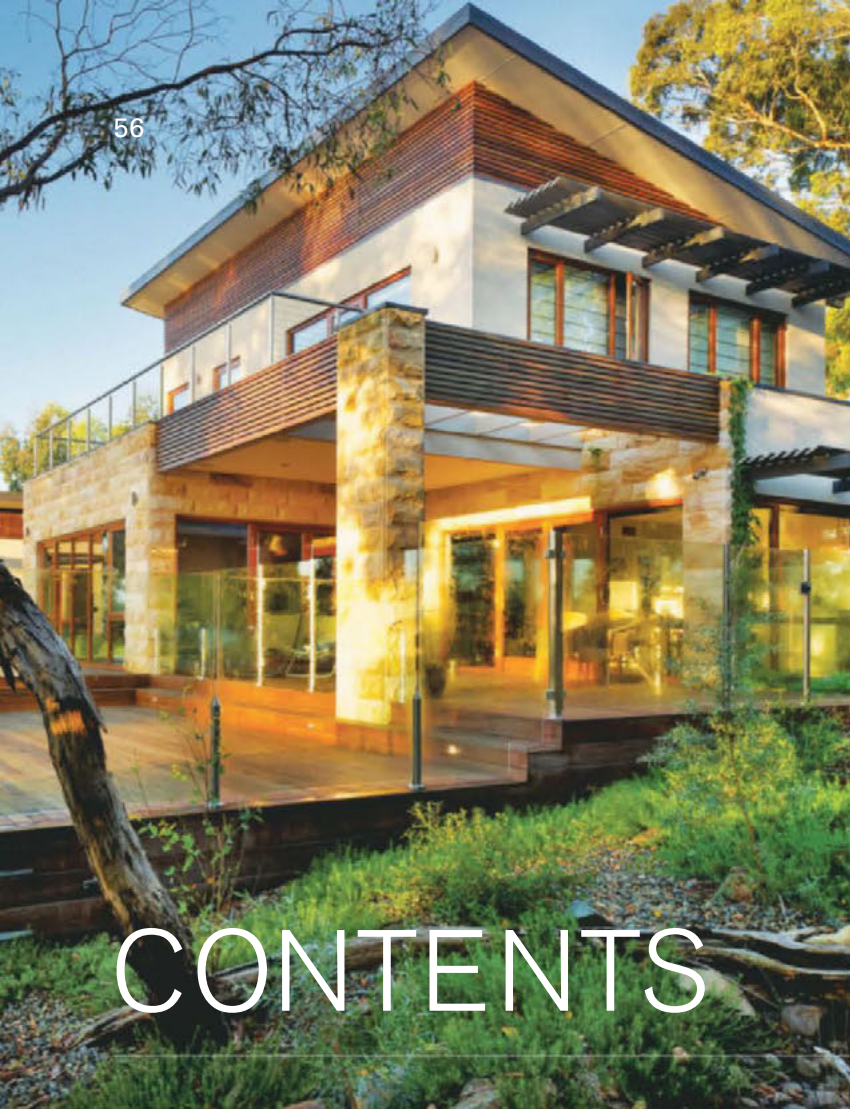
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# NEWS AND TRENDS

What's new? What's hot? Here are the latest offerings from the building industry



## NAWIC AWARD

Sharon Hedger of Hedger Constructions has recently been honoured with a commendation for the award of Outstanding Achievement as a Business Woman by the National

Association of Women in Construction (NAWIC).

NAWIC's mission is to promote and improve the construction industry by the advancement of women within it. The Business Woman Award recognises the outstanding achievement of a woman who is a director, owner, partner or senior manager of a company that is directly involved in the construction industry.

The award recognised Sharon, a co-owner of Hedger Constructions, for her commitment to her team. It highlighted factors such as the company's significantly above-average staff retention rate, quality constructions, genuinely satisfied customers and Sharon's community leadership as the basis for her commendation.

To find out more visit, [hedgerconstructions.com.au](http://hedgerconstructions.com.au)

## AUSTRALIA'S BEST

On the 12th February, 2014, Hoobler Stone was showcased on "Australia's Best Houses" via Channel 72. The stunning new home located in Portsea, Victoria, had feature walls and columns clad in a blend of Hotham and Tassie Bush stones.

Hoobler Stone is committed to high-quality products, timely delivery and outstanding customer service. For more information on their unique products visit, [hooblerstone.com.au](http://hooblerstone.com.au)

## A THERMAL FIRST IN VICTORIA

Victoria's first 8-star energy efficient home by Bondor InsulLiving, is undergoing some final touches before opening to the public in Victoria's leafy North East.

The home, built by Marcel Mott of Whittlesea's DTC Family Builders, has attracted positive attention from potential buyers and the building community alike, as Bondor aims to deliver a new style of sustainable building for residents looking to dramatically cut their energy bills.

The money-savvy three-bedroom display home showcases Bondor's InsulWall and SolarSpan thermal building products, designed to deliver homeowners a warmer home in the cooler months and a cooler one in the summer months.

Builder Marcel Mott says, "I believe in the InsulLiving product and was keen to try



## NOT JUST ANOTHER BRICK IN THE WALL

Kite Bricks is promising a revolution in building, with their new block system, "Smart Bricks", providing cheaper, stronger and highly insulated structures. The Smart Bricks are constructed out of high-strength concrete and are designed to be joined together easily with internal spaces for insulation and infrastructure elements to be run through the blocks.

Floors, walls, and ceilings are all constructed by appropriate blocks to allow for easy, solid construction and little mess. Estimates show that using Kite Bricks can lead to savings of over 30 per cent for a five-storey building. The blocks offer a quiet building method and can be made to order accommodating shape, size and finish of both exterior and interior bricks.

The Kite Brick method also significantly reduces any requirement for the usage of natural materials such as sand, iron, and water; the bricks have also been carefully designed to ensure durability during earthquakes, gale force winds and other weather related stresses. There is currently nothing else on the market to rival the Kite Brick phenomenon; the new Smart Brick is currently waiting patenting in the US.

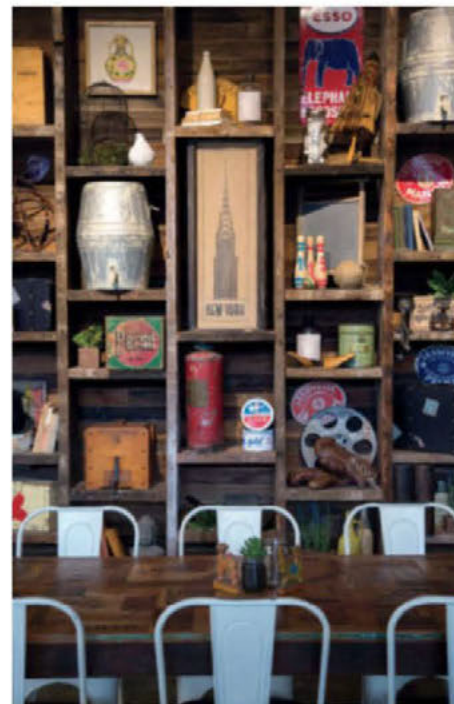
For more information visit, [kitebricks.com](http://kitebricks.com)



something different that offers a faster build time, reduced construction costs, lessened waste due to no timber, brick or plaster being used and improved energy efficiency for the life of the home."

Once completed, the Wallan display home will offer builders and homeowners a chance to view how Bondor finishes and styles the insulated panels in the home and feel first hand their benefits.

For more information visit, [insulliving.com.au](http://insulliving.com.au)



## WORLD OF STYLE

Inspired by the style and culture of cities around the world, Porter Davis has launched its new interior design playground — World of Style. The interactive design hub is open to the public and provides a holistic design space, housed in an impressive 2000m<sup>2</sup> red-brick building in South Melbourne. The space aims to help individuals looking to style or build a new home discover their style preferences and get hands-on with a range of innovative concepts.

Every area of the home has been carefully catered for — from kitchens and bathrooms through to lighting and alfresco areas. Each display area merges into the next, immersing its guests into the world of interiors.

Porter Davis Director, Paul Wolff, says World of Style offers an experience that has not been seen in the industry. "The belief behind World of Style is that people's homes are the ultimate expression of who they are and this experience has been created to enhance that expression."

The space is the first of its kind, as Porter Davis also revolutionises the display-centre experience now appropriately naming them "Welcome Centres". The aim is to provide a complete style immersion where inspiration comes without a pushy price tag and instead creates a journey of personal style discovery.

Open daily from 9am–5pm at 410 City Road, South Melbourne. Join the World of Style by Porter Davis experience at [worldofstyle.com](http://worldofstyle.com)



# Storybook

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- Style/Feel
- Budget
- Participation



[storybook.com.au](http://storybook.com.au)





### ROOM WITH A VIEW

Situated on the foot of Arthurs Seat at Dromana, the 978m<sup>2</sup> site embraces the magnificent views over Port Phillip Bay to the city skyline. The original 1960s styled brick home, although a great holiday house, needed modification to suit the new, permanent residency of the owners. Graeme Alexander Homes thus created this stunning design that utilises the space, size and view while ensuring the neighbours' view lines were well respected. The new, major living area was built in the upstairs part of the home. This area contains kitchen, master bedroom with ensuite, spare bedroom, powder room, lift shaft, dining and living room with a large upper deck. The lower space contains two more bedrooms, a craft room, living room, garage, entry and bathrooms.

**GRAEME ALEXANDER HOMES:** 03 5975 4561



### THE WOOLAMAI

Modern lines, intelligent design and efficient use of space make the Woolamai perfect for small families and style-conscious builders. Three bedrooms adjoin an open, large living and dining area with a separate master bedroom and ensuite. Natural light suffuses the house and wide entrances making the transition from indoor to outdoor living seamless. Available from 11.74 squares at \$71,240 at lock-up stage, the Woolamai is ideal for those looking for style and practicality in one package.

**SWENRICK CONSTRUCTIONS (VIC) PTY LTD:** 03 8761 6610

# DESIGN SHOWCASE

A selection of innovative and unique home designs

### GABLE HOMESTEAD

Used as a popular Tallawarra Bed & Breakfast at Tonimbuk, east of Melbourne, this gorgeous house has a spacious and classic feel. Finished with traditional sandstone blocks, the Harkaway Homes design is a tranquil paradise amidst a picturesque landscape. From the Gabled Homestead Series this grand design includes five bedrooms, each with its own bathroom and a huge "Coolgardie" (alfresco) room which incorporates a magnificent fireplace.

**HARKAWAY HOMES:**  
03 5943 2388







### RIVENDELL

Built on an 80-acre rural property on the outskirts of the township of Taggerty, this design features bushfire proof materials and takes advantage of the existing heritage landscaping and rural, mountain views.

In order to best utilise the space of the property, the home was designed in two major sections forming a "T" shape with a garage and entry annex to one of the wings. Designed for entertaining and accommodating guests, the home boasts living, dining and kitchen space with mezzanine over the kitchen, stair and lift access, barbecue terrace, laundry, library, master bedroom with ensuite and separate bathing area, two guest bedrooms serviced with shower room, spacious two-car garage and muck room from the garage back to the main house.

#### HEDGER CONSTRUCTIONS:

03 5772 2750

### BREEZE HOUSE

The new Breeze house by Pleysier Perkins is a modern take on a classic, Australian pitched-roof home. With dramatic, raked, internal ceilings rising to 3.4m high, the home projects a spacious yet homely interior.

The design separates the main-bedroom wing away from the remaining bedrooms by a centrally located kitchen, meals and living area.

The standard three bedroom home is delivered in just two truck modules and customised designs can easily accommodate any potential brief.

**PREBUILT:** 03 9761 5544



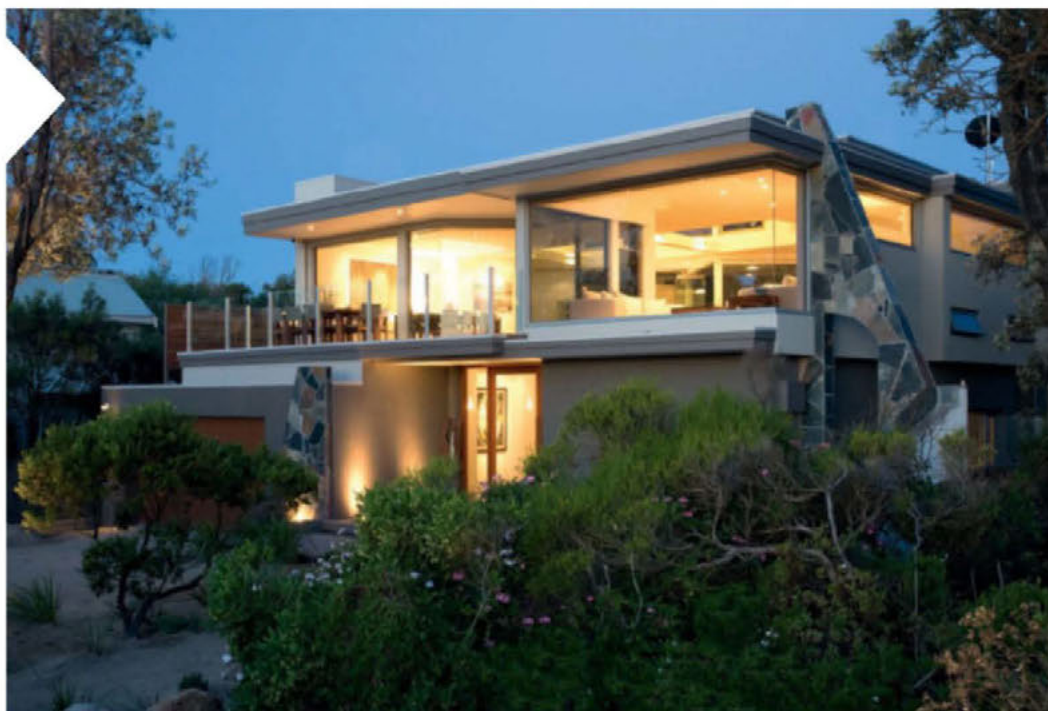
### BEACHSIDE HAVEN

Located on the Somers foreshore, this environmentally sensitive waterfront location is one loved by the locals. The owners' brief was to replace the existing fibro holiday cottage with a modern, large and comfortable, permanent weekday residence with enough space for the extended family to enjoy on weekends. Front and rear decks provide outdoor living all year round, while an open-plan design with plenty of glass provide open views throughout. The home was elevated to maintain its outlook. To minimise the overall bulk of the building, the roof line is low and fine, achieved by the use of a minimal, full-membrane roofing system.

Muted tones, natural wood and stone, shared with sculpting of the sand and indigenous plants blend the home with its natural environment.

#### GRAEME ALEXANDER HOMES:

03 5975 4561







### FAMILY APPEAL

Building a home that would cater for their young family was a priority for the owners of this home. Situated on the south-west side of the **Dandenong Ranges**, the 4091m<sup>2</sup> wooded block has a north-west orientation with expansive views from Westernport Bay in the south-east to Port Phillip Bay in the north-west. As the property sloped away from the street towards the north-west, Graeme Alexander Homes decided to level the front yard, disguising the bulk of the building underground with lower direct access to the existing swimming-pool area. The lower level contains side-accessing garage, rumpus room, two kids' bedrooms, a spare bedroom, a bathroom, study and laundry exiting to a sunken courtyard on the north-east side and the pool on the north-west side. The upper level consists of a walk-up entry, office, eastern patio, kitchen, a scullery serving the deck, dining room, family area, external view, and entertaining deck.

**GRAEME ALEXANDER HOMES:** 03 5975 4561

### A COUNTRY FEEL

Designed for two people, this colonial-style home with sweeping verandah, 35 degree roof pitch and federation-style chimney embraces the beauty of period-style design. The home includes two wings for compartment-style living — allowing the home to be closed off — main bedroom and ensuite, three guest bedrooms, bathroom, study, kitchen, living area, mezzanine and garage. The home is finished with timber double-glazed windows, timber staircase and spotted-gum tectonic flooring.

**HEDGER CONSTRUCTIONS:** 03 5772 2750



### THE RICHMOND

This sprawling, cottage-look residence of 470 square metres under roof, boasts every comfort and convenience. These features include four bedrooms (each with its own ensuite and walk-in robe), plus rumpus room, study and an alfresco area for outdoor entertaining. Bedrooms open through French doors directly onto a traditionally styled 'split' verandah, as well as having internal access. These people-friendly features make the Richmond an ideal choice for families with teenage children or country hosts who have guests to stay.

**PAAL KIT HOMES:** 03 9720 1222





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### FLEXIBLE DESIGN

Designed and built by Clifton Mobile Homes, the Orbest is a beautiful, light-filled home that is naturally suited to holiday living. Featuring three bedrooms, one bathroom and a spacious kitchen, dining and lounge area, it is great for entertaining and relaxing. Perfect for a family of four or a couple, the flexibility of the design ensures the home is suited to most sites, including small caravan parks and beachside land.

**CLIFTON MOBILE HOMES:** 03 5157 9339

### RIVERSIDE RETREAT

This Kitome design located on the Hawkesbury River near Windsor, New South Wales, blends beautifully with the historic feel of the picturesque landscape. With a thoroughly modern, open-plan-living style design and practical entertaining area, this is the perfect home for growing families. Including four bedrooms, wrap-around verandah and Federation-style facade, this design is a classic retreat. Modifications can be included with the assistance of Kitome's internal design service to cater the home to your exact needs.

**KITOME:** 1300 548 663

### THE KELLSWATER MANOR

Featuring box-bay windows, ram's horn finials, timber fretwork, and gable-end and awning decorations hand-crafted by master craftsmen, the Kellswater Manor is reminiscent of a bygone era. The octagonal conservatory has tinted louvre windows to capture summer breezes and winter sun. The home's many period features include three-metre ceilings, a wide entry hall with corbelled and capped arches, timber picture rails, hardwood flooring, a period gas fireplace, redgum kitchen and bathrooms, and extensive use of leadlight feature windows.

**BLUE HILLS COTTAGES:** 03 5986 3340





01



01 Aerial view of Geelong.

# HEADING WEST

## Spotlight on Victoria's growing western region

Victoria's west is growing rapidly with trendy hot spots scattered throughout Hobsons Bay and the beloved Williamstown paving the way for greater growth further west. These bayside suburbs have offered a great starting point for first homebuyers with opportunities stretching throughout Melbourne's western suburbs but most affordably into the regions countryside.

With Melbourne's hot-spot lifestyle contagiously catching on to neighbouring suburbs,

the country charm of Victoria's west has caught the eyes of buyers, builders and investors alike. Melbourne's western suburbs have opened up a gateway into country-west Victoria and its charm grows from the convenient Geelong to the quaint abodes and relaxing lifestyle of Port Fairy; to the historic Hamilton and the big bustling hub of Ballarat. It seems Melburnians are now catching on to the potential and beauty of Victorian country living, out west.

Ballarat, known as the capital of western Victoria, includes a mix of period-style houses and modern homes offering opportunities galore, with the prospect of renovating, extending or starting from scratch. With a one and a half hour commute to Melbourne and efficient V-line train lines, 'living in Ballarat and working in Melbourne's CBD' is becoming the ideal and more affordable lifestyle choice for more Victorians each year. The current median house price in Ballarat sits at





**02** Peppers Mineral Springs Hotel.

**03** The Mineral Spa, Daylesford.

**04** The Lake, Daylesford

**05** Breakneck Gorge property, Daylesford.

03



04



\$340,000, according to RPData, with a projected population of more than 128,000 by 2026. Ballarat is the central hub between country Victoria and Melbourne's CBD. With Ballarat's newest suburb of Lucas now two years old and growing rapidly, its success has prompted talks about another new suburb for Ballarat which would utilise the new Ballarat Western Link Road.

Boasting some of Victoria's highest achieving secondary schools, Ballarat offers renowned Catholic Girls College, Loreto College and Ballarat Grammar, a co-ed primary through to secondary school, which provides family-orientated boarding houses. Ballarat is also sustainable through to higher education with two large universities in the area; Federation University and Australian Catholic University.

An area in preparation, Ballarat is affordability

with a future, the perfect in-between destination for a country lifestyle, close to Melbourne's CBD, surrounding seaside and country holiday destinations. It is still quiet enough for retirement but perfect for a growing family; a place to keep an eye on.

Just 40 minutes down the road, Daylesford offers everything Melbourne can but with a relaxing country chic feel it's famous for. Daylesford's shopping, restaurants and leisure facilities are built on a long successful reputation, from wineries to bike tracks, picnics and galleries. Living in Daylesford is as close to being on holiday all year round as you can get.

Daylesford evokes its early heritage of Swiss-Italian miners in its architecture and boasts one of the highest concentrations of mineral springs in Australia. With a big emphasis on health and wellbeing, Daylesford's weekly Sunday market

is perfect for all your locally grown produce and promotes a strong family and community vibe, a nourishing atmosphere and friendly place to raise a family. House prices in Daylesford have experienced a steady increase, with the median price currently sitting at \$390,000, according to RPData. With an even spread of retired (40 per cent) and working residents (45 per cent) Daylesford makes any move a lifestyle move, with a real community environment to be enjoyed and become a part of.

The south-west of Victoria also offers some heavenly spots. Along the coast and just half an hour's drive out of Warrnambool, Port Fairy is just as magical as its name. A tourism and fishing destination, Port Fairy is often looked past as a place to raise a family but, with two primary schools in the area and an abundance of



05



secondary schools in Warrnambool, Port Fairy is a small, idyllic, quiet town, boasting one of the best golf courses in Australia.

The town is approximately three and a half hours out of Melbourne and has hosted a folk festival since 1977. The town holds a deep history and has over 40 National Trust protected buildings. Port Fairy experienced a boom period in 2012, with the median house price hitting \$449,500; with a slight dip since, Port Fairy's current median house price according to RPData is at \$397,500. With 46 per cent of homes fully owned and 27 per cent rented, Port Fairy is a sublime picture-perfect destination, where the Moyne River enters the Southern Ocean.

Fresh renovations of old classic homes in these areas are seeing a comeback. Restoring the facades on these old beauties and creating

modern, streamlined, open-living spaces inside, is now a major trend. Trends include gutting the interiors and pulling down walls to take an old home into the future. Extensions and outdoor living spaces help bring an old home back to date, creating a lovely flow from indoors to outdoors and maximising light and accessibility. Old homes can be appreciated and transformed with next-generation technology, utilising green energy and mixing timbers and stone.

Keeping with the original design of the home and adding to it can add endless value to a home. Western Victoria is scattered with opportunities to take small, poky homes and add life to them in beautiful surrounds by the sea or rolling hills. With Melbourne bursting at its seams and country getaways now proving to be lifelong retreats, going west is proving to be a move worth the kilometres.

#### LOCAL BUILDERS AND SUPPLIERS

##### **Johnstone Designs**

[johnstonedesigns.com.au](http://johnstonedesigns.com.au)

##### **Kitome**

[kitome.com.au](http://kitome.com.au)

##### **Nostra Homes**

[nostrahomes.com.au](http://nostrahomes.com.au)

##### **Prebuilt**

[prebuilt.com.au](http://prebuilt.com.au)

##### **Solar Solutions Design**

[solarsolutionsdesign.com.au](http://solarsolutionsdesign.com.au)

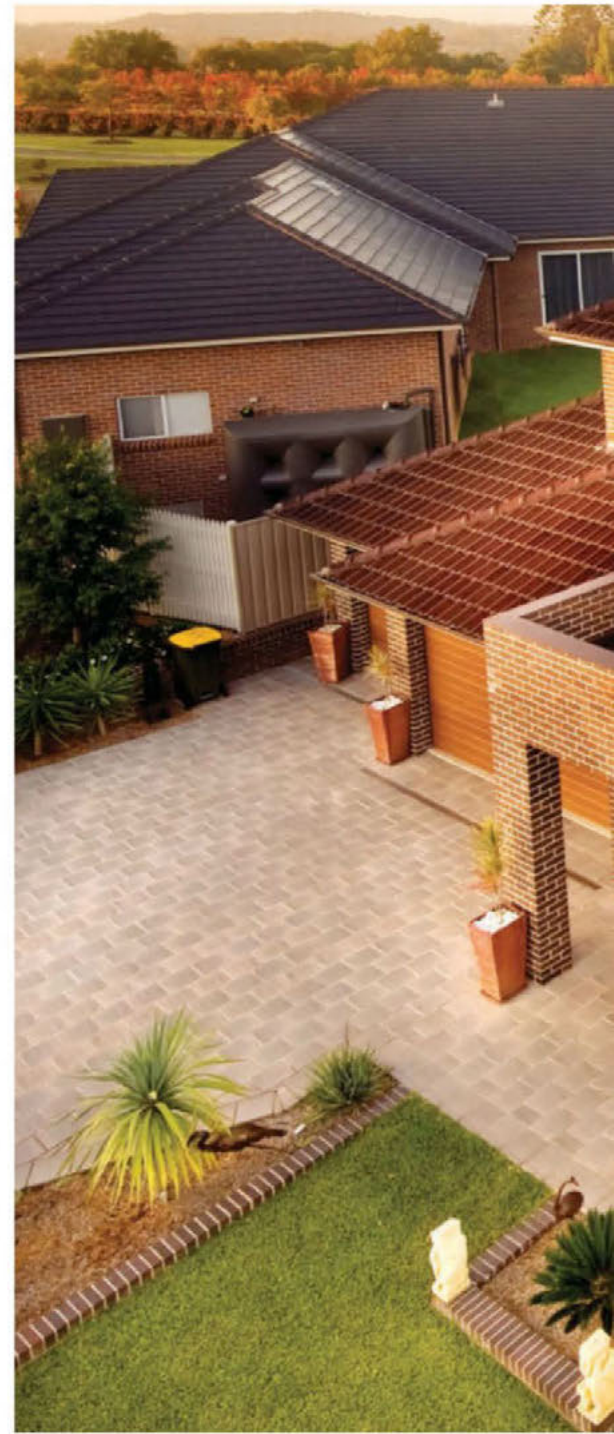
##### **Swanbuild Homes**

[swanbuild.com.au](http://swanbuild.com.au)

##### **Todd Devine Homes**

[toddddevine.com.au](http://toddddevine.com.au)





# THE CHERRY ON TOP

The roof of your home has a long job description: protection against the elements, supporting the structure, bringing the various areas of a home together, adding to the architectural appeal, and more. Here is our guide to what's hot in the roofing market

## ROOF TILES: A CLASSIC SOLUTION WITH LONG-TERM BENEFITS

With ongoing advances in materials, finishes, colours and profiles, tiles offer new-home builders and renovators numerous benefits. When selecting your roof tile, consider the location of your home, whether it is surrounded by bushland or is near the ocean, your desired shape and colour, as well as extra benefits like sarking (a reflective foil insulation that increases your home's energy efficiency).

"With good design and planning, tiles can contribute to energy savings when heating and cooling a home," says Charlie Condo, general manager at Boral Roofing.





“Up to 35 per cent of a home’s interior temperature is gained or lost through the ceiling. Climatic and environmental conditions are also key influences when selecting a material for your roof. Ensuring your choice of roof tile is salt-safe and with frost- and fire-resistant features, will make it ideal for most Australian projects. Style preference is often another important element homeowners need to consider. Those set on a colour or look may not be aware of compatible colour and profile alternatives available. Today, there is literally a tile to suit most architectural styles and exterior finishes.”

Built to last, most roof tiles come with a 50-year warranty against defects. Once tiles

are installed, in most instances there is little or no maintenance required. However, Charlie does advise that “owners of homes more than 25 years old are recommended to pay particular attention to their roofs — especially if the original materials are still in place. Major weather events, including extreme rainfall, can have a serious impact on the state of a roof. Roofing contractors confirm that 45 per cent of re-roofing projects are the result of a leak, which indicates vigilance is critical to maintaining the structural health of a home. Being aware of the state of the roof can give homeowners peace of mind during wet and windy conditions.”

**01** Image courtesy of Monier. [monier.com.au](http://monier.com.au)

**02** Terracotta French tile in mahogany from Boral. [boral.com.au](http://boral.com.au)



01



02



# PRODUCT NEWS

The materials below are great options for Australia's harsh climate

## TERRACOTTA

Used for generations on the roofs of Australian homes, terracotta is a popular material due to its durability and colour retention. Made from a selection of natural clays, then kiln-fired into shape, these roof tiles have gorgeous character and excellent thermal and acoustic properties. Terracotta tiles are also resistant to fire, frost and salt and require little maintenance.

## CONCRETE

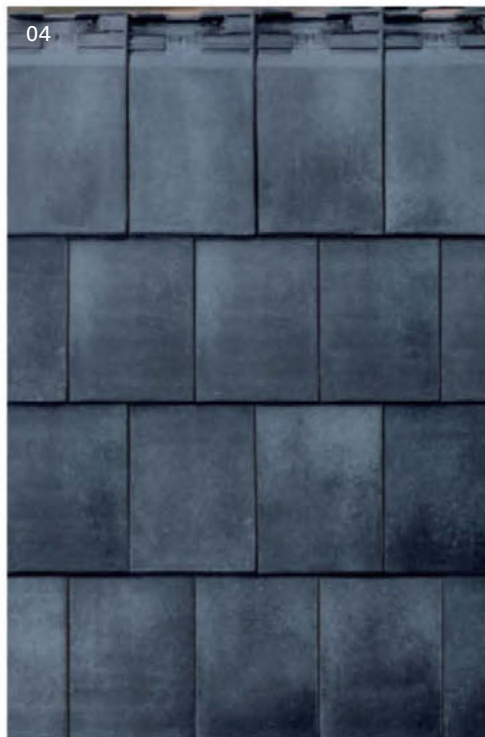
The benefits of concrete roof tiles are their versatility and cost-effectiveness. Their sleek, stylish aesthetic and diverse colour range make concrete tiles a perfect fit with modern Australian architecture. As well as all the properties you expect from roof tiles, including durability, thermal and acoustic performance, low maintenance and fire-resistance, concrete roofing also provides salt-resistance, which is ideal for coastal dwellings.

## COPPER

Although a more expensive option than other roofing materials available, copper is certainly an investment. With the ability to last for more than 100 years, copper has outstanding durability and needs little-to-no maintenance over the course of its life. And when its time is up, copper is 100 per cent recyclable. Flexible



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and lightweight, this material requires less support and therefore poses less stress on your home's structure. These characteristics also mean your copper roof will withstand many different types of natural disaster.

### ZINC

Able to last more than 100 years, zinc has an extraordinary ability to "heal" itself. Once laid, zinc develops a layer of zinc hydroxyl-carbonate, which blocks moisture and chemicals from penetrating the zinc. If this layer is ever scratched or broken, it simply re-forms over time. Beneficial environmental factors of zinc include: low-toxicity levels, it is 100 per cent recyclable and the water run-off from your zinc roof will not carry excess chemicals with it that may harm surrounding soil and groundwater supplies. Aside from also being very strong, zinc's thermal properties have seen homeowners save up to 20 to 30 per cent off their air-conditioning bills due to the material's reflective qualities.

### ALUMINIUM

Previously questioned regarding its cost-effectiveness and structural limitations, aluminium roofing has seen a recent surge in popularity due to technological innovations. This material will not crack, warp, rust or burn and is also a great reflector of heat. Aluminium is fully recyclable and can remain for decades before requiring maintenance.

**01** Flat concrete tiles in gunmetal from Boral.

[www.boral.com.au](http://www.boral.com.au)

**02** Marseille terracotta tile from Monier.

[www.monier.com.au](http://www.monier.com.au)

**03** Nullarbor terracotta tiles from Monier.

[www.monier.com.au](http://www.monier.com.au)

**04** Meteor metallic, dark-grey terracotta tile from Boral. [www.boral.com.au](http://www.boral.com.au)

**05** Copper roof by Metalclad. [www.metalclad.com.au](http://www.metalclad.com.au)

**06** Copper roof by Combined Roofing Solutions. [www.roofingsolutions.com.au](http://www.roofingsolutions.com.au)

**07** Batten seam zinc roofing from Euroclad. [www.euroclad.com.au](http://www.euroclad.com.au)

**08** Aluminium Millennium tiles from Euroclad. [www.euroclad.com.au](http://www.euroclad.com.au)





# COLORBOND CREATES SIX NEW COLOURS

Inspired by the Australian environment, Colorbond has introduced six "true blue" colours to its range of steel building materials

Basalt, Wallaby, Terrain, Mangrove, Gully and Cove are the new additions at Colorbond. Each name represents a part of the Australian landscape — a theme that epitomises the intention of Colorbond products. Available for roofing, walling, garage doors and rainwater-management applications, these new colours will enable a home to blend harmoniously with its natural surroundings or make a bold statement on a city street.

In business for nearly half a century, Colorbond prides itself on providing Australians with the ability to express themselves through their homes' architecture. Colorbond products are continuously evolving and developing to suit the changing fashions and desires of homeowners. "More than half a decade in the making, these new colours are based on in-depth research carried out by Colorbond into current and future building trends and consumer colour choices," says manager of marketing at BlueScope Steel, Lisa Dent.

The new colours offer dependable, organic tones and give homeowners a greater choice when creating their dream homes. Conveying characteristics of their titles, each colour evokes a different aura. Basalt, a powerful, modern grey,

exudes the strength and solidarity of the rock it is named after, whereas Wallaby is a warm and natural grey with a softness that allows it to be easily paired with traditional and contemporary building materials. Terrain is a rich red, reminiscent of the Australian outback. Mangrove represents a new direction for the greens in the palette, with a grey base that is suited to the environmentally aware and a slight, yellow tone that adds vibrancy. Gully is a sophisticated mid-grey, perfectly suited to a contemporary architectural style, while Cove blends grey and yellow tones to create the effect of a warm and welcoming golden glow.

According to Harley Anstee, who led the team from Nexus Design to develop the new colours, "The Australian landscape is a vastly varied one; it offers us inspiration everywhere. These six new colours are contemporary and, as with all of Colorbond's offerings, based on the traditional hues of the Australian outdoors. We worked incredibly hard to make them as authentic as possible in order to do our beautiful country justice."

For more information visit [www.colorbond.com](http://www.colorbond.com)

**01** Terrain in situ.

02 Cove.

### 03 Mangrove.

**04** Harley Anstee, team leader of the Nexus Design group.

**05** Basalt inspiration board.

**06** Gully inspiration board.





## The smart way to build

Make big savings on building and energy costs while doing your bit for the environment with this remarkable building system.



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# CUSTOM-BUILT HOMES



A custom builder can help you to create a home design that perfectly suits your needs

Image: Graeme Alexander Homes





If you're considering building a new home, a custom builder can create one that will specifically suit your block of land, its surrounding environment, specific building regulations and any planning issues and structural details.

A custom builder provides a smooth experience for first home buyers and builders, guiding you

through the maze of regulations and planning issues, structural details, finish selections and modifications for your home design to suit your individual needs and budget.

As there is no display home or existing plan to modify, choosing the right builder for you is imperative in order to be happy with your final outcome says

Graeme Alexander of Graeme Alexander Homes.

In the following pages, we showcase some custom-built projects Victorian builders have completed. As you look through the various designs, make notes of the parts of each design you like, as well as the things you require in your new custom-built home.

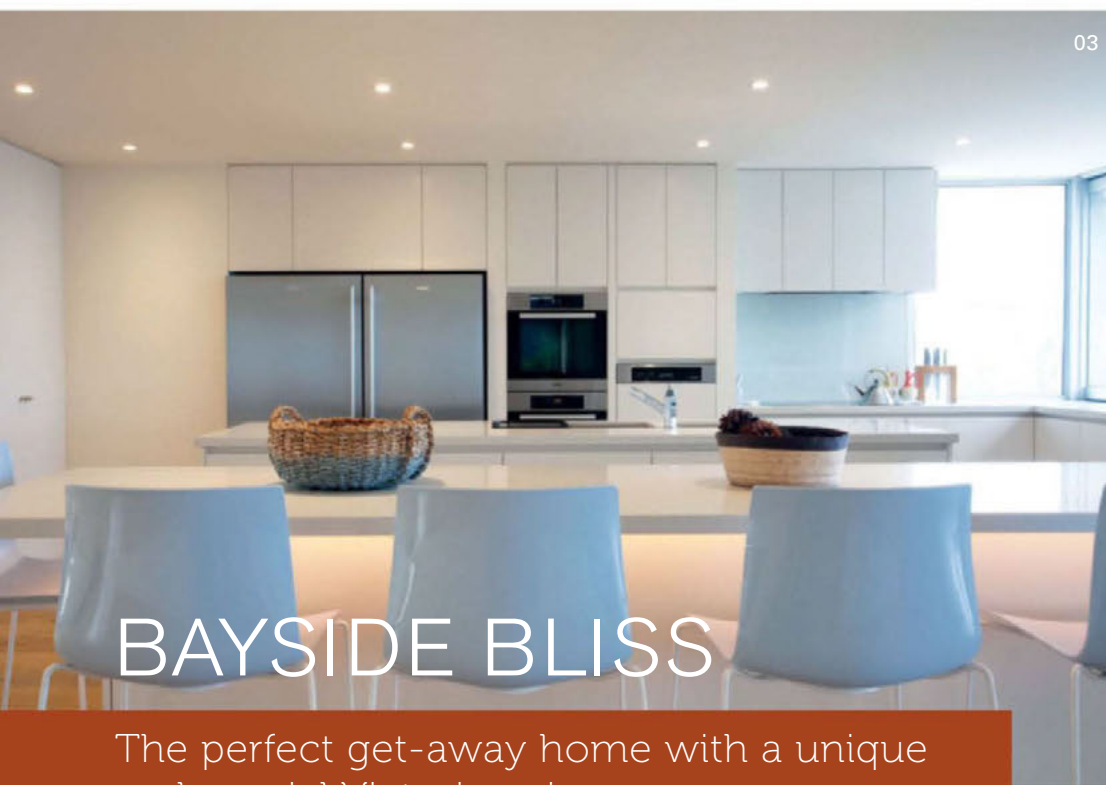




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## BAYSIDE BLISS

The perfect get-away home with a unique and special Victorian view

Come summertime, this Somers home on the Mornington Peninsula sure does soak up the sunshine. As the home hugs the exquisite Westernport Bay, with expansive views from Flinders through The Nobbies to Cowes on Phillip Island, the home is a family-friendly knockout.

The 1,565m<sup>2</sup> beach-front home faces south-west, and it was this location the owners fell in love with five years ago. Though the existing property had already undergone a makeover, it was still not fitting all of the new owners' needs. So, it was decided to renovate with the help of Graeme Alexander Homes.

During renovation, the roof was opened up to the north, and a small courtyard was installed, bringing extra light into the home. Complemented by a large open fire and timber floorboards finished in a beautiful beachy white, the soft colour palette has paid off and helped give the home its effortless and undemanding feel. Additionally, this serves to complement the owner's colourful artwork and pops of colour.

The upper level now contains a new, spacious kitchen, lounge, dining, sitting and master bedroom with ensuite. The large kitchen includes direct access through retractable bi-folds to the





- 01** The open-living area provides plenty of space for playful grandchildren.
- 02** This home blends beautifully into its natural surroundings.
- 03** The upper level contains a new, spacious kitchen.
- 04** The neutral colour palette gives the home a beachy feel.
- 05** The home soaks up the spectacular view from every angle.





**06** The pool sits away from the main building to maintain the north sun.

**07** A small courtyard was installed, bringing extra light into the home.



balcony allowing the family to serve the roomy entertaining balcony with ease. The home soaks up the spectacular view from every angle, with direct access via a staircase to the swimming pool.

The lower area contains three, large bedrooms with ensuites, a main bathroom, grandchildren's bunk room, a nursery and a play/rumpus room, all blessed with unrestricted views over the swimming pool.

As the pool was positioned on the south-east side of the home, it was decided to push it away from the main building to maintain the north sun.

As the walk to the beach was very steep, a boathouse was added, with a retaining wall built in, to level the ground and create an easy walking path to the beach. The boathouse boasts a kitchenette and toilet servicing a lawn play area and also caters as a storage facility for all those much needed beach accessories.

The home was finished off in soft whites with complementing natural timber to bring out its lovely, relaxed, holiday feel. The property is to be used as the owners' retirement get-away, a place they wanted to share with their large extended family; and what a beautiful, romantic and stress-free location it is.

#### CONTACT DETAILS

##### **GRAEME ALEXANDER HOMES PTY LTD**

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# *aspirations in design*

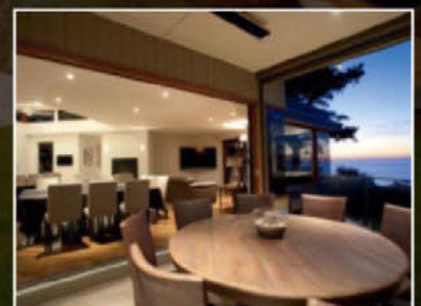
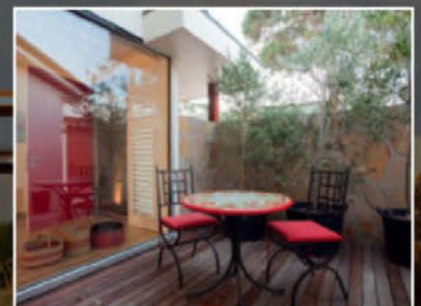


HIA member No. 520358

## Graeme Alexander Homes P/L

Designing and building your dream home is a very personal and rewarding experience. We encourage you to be as much a part of the journey as you wish. Your involvement increases your enjoyment from original design lines through to construction and beyond – we are with you all the way.

Graeme Alexander Homes P/L 1 Albany Way, Mornington Vic 3931  
P: 1300 301 055 | F: (03) 5976 2380 | [www.gahomes.com.au](http://www.gahomes.com.au)







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# ENDLESS POSSIBILITY

Embrace a truly unique living experience with a distinctive Alternate Dwellings home

Capturing the essence of Australian life on the land with its sprawling verandahs and meandering decks, Alternate Dwellings' ever-popular designs bring all the comforts of modern homestead living together in one smart building package.

Building to suit your vision is a passion of the Alternate Dwellings team — whether this is your dream home, perfect holiday getaway house, or uniquely designed “sea change” or “tree change” build. Alternate Dwellings are a home builder as well as a kit-home supplier. By providing both styles of build “under one roof,” Alternate Dwellings ensures clients

can best decide which option is the most suitable to them.

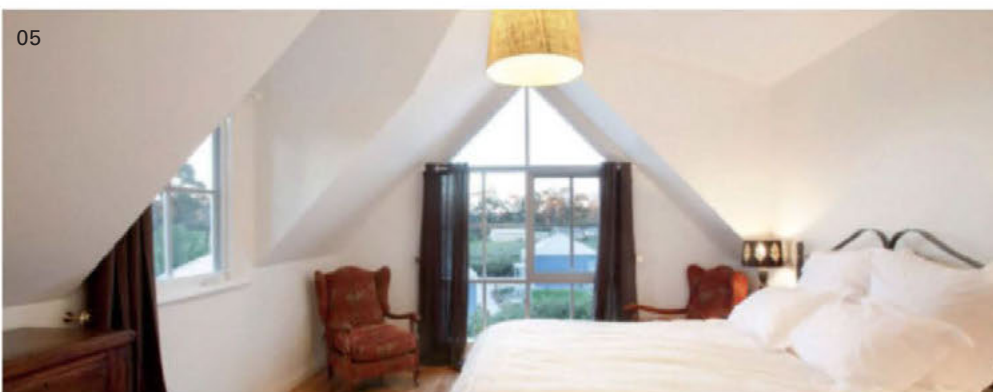
Wherever you choose to build, Alternate Dwellings can offer their services all over Victoria, New South Wales and the Australian Capital Territory. With Alternate Dwellings you are given the freedom to create your home your way. A wide range of architecturally-designed styles and sizes to suit any need or budget is available, or a custom design can be created and built for you to suit your specific needs. Floor plans and finish details are flexible to suit any site no matter how difficult the terrain.

With your freedom to manage your own builder or have Alternate Dwellings arrange the construction for you, Alternate Dwellings makes choosing and building a new home easier and more flexible than any other supplier. The choices are endless when it comes to the range of windows, verandahs, decking, board types, stair kits and timber treatments. The breadth of options is matched by the number of build items that come standard, including handcrafted colonial windows, Colorbond® roofing and spouting, solid-timber stair kit and upstairs sheet flooring on all loft designs.





- 01 The Whitton Cottage. modern kitchens filled with charm.  
 02 The Highlander and its magnificent verandahs.  
 03 The Westerner.  
 04 Inside the Westerner, luxurious bedroom designs.  
 05 Inside the Westerner, modern kitchens filled with charm.



#### CONTACT DETAILS

##### ALTERNATE DWELLINGS

Website: [alternatedwellings.com.au](http://alternatedwellings.com.au)

##### Displays:

Vic: Officer

389 Princes Highway, Officer Vic 3209

Phone: 03 5943 1120

Vic: Caroline Springs

1229 Western Highway via Palm Springs Road,  
Ravenhall Vic 3203

Phone: 03 8390 2311

##### Agents:

NSW/ACT: 03 5943 1120

Qld: 03 5943 1120

Creating a 100 per cent Australian product, Alternate Dwellings makes everything from the raw materials to the finishing touches at its factory in Morwell, Victoria.

Alternate Dwellings work with their clients, adapting their beautiful architectural designs to suit each individual. This personalised service together with their experience ensures all of their clients are provided with builds that are the look, feel and finish they are after.

#### COMPANY PROFILE

The Alternate Dwellings staff offer a friendly and

personalised service to ensure they are with their clients every step of the way, striving to ensure each element of their clients' visions are met.

A fourth-generation building family since 1920, Alternate Dwellings' unique building system and manufacturing process have been refined over many years to produce the homes and barns it is famed for today. From charming bed-and-breakfast cottages to expansive homesteads, Alternate Dwellings has something perfect for you.

Discover the Alternate Dwellings difference online or by calling your nearest agent or display centre.





# COUNTRY CLASS

A modern take on an old classic

Hedger Constructions has lit up Old Healesville Road in Yarra Glen with a new take on an old classic country homestead, maximising the location and postcard views.

The design brief was to provide a quality construction, maximising the locality and providing a sanctuary for the clients from their hectic work life. The floorplan is designed for compartment-style-living as the owners wanted a central, communal-living area flanked by two private wings.

The steel-frame design with rendered Hebel panelling gives the home a strong, symmetrical design. Stone feature walls and chimneys complement the panelling and provide an earthy link to its surroundings.

Rendered Hebel panelling provides for fantastic thermal qualities that are enhanced by

full wall and ceiling insulation along with air cells to the roof lining and acoustic batts to the internal wet-area walls.

Large double-glazed, toughened windows are argon gas filled and tinted to provide excellent vantages for the outstanding views from all rooms, promoting that serene feeling the clients hoped for in a home. Recycled ironbark timber provides a lovely contrast to the window fittings, and enhances the luxe natural feel of the home.

Stunning rammed-earth hallway walls draw owners and guests to their expansive living area, creating the inviting feel which is the central theme of the home. The fireplace is a vital feature to the living area and house, beckoning everyone into the open living area.

The kitchen design is woven into the living area to create an expansive and welcoming feel.

Central to this area are the feature rammed-earth walls running the length of the hallways alongside the large floor tiles, timber floorboards and carpet which add to the quality finishes of this home.

The master bedroom at one end is enhanced by a large ensuite and walk-in-robe while the guest wing at the other end has its own ensuite and powder room.

Slab heating and hot water are provided via a geothermal system, further reducing the costs of running the home, and water tanks provide excellent storage for rainfall from the huge roof area.

The home is a true example of fitting the clients' brief and going beyond it in design and quality. This is the sort of home that makes you stop the car and take a minute to take it all in as it sits on top of a spectacular country setting bringing with it its own modern twist.



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**01** Exterior view of Healesville homestead.  
**02** The home blends beautifully with its surroundings.  
**03** Expansive living areas create a warm and inviting feel.



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**04** The kitchen design is woven into the living area.  
**05** Stunning rammed-earth hallway walls draw owners and guests to their expansive living area.

**06** The home includes four bedrooms with separate parental living area.  
**07** The luxurious and modern bathroom design.

suppliers that they trust to provide outstanding products over a long period of time. Services are offered in all forms of domestic and commercial construction, including renovations, using your designs or theirs.

Hedger Constructions is a winner of 22 Master Builders Association of Victoria Awards in eight different categories, underpinning their reputation as innovators in design and construction. In 2011 and 2008 Hedger Constructions and its building teams won the MBAV Regional Builder of the Year. Hedger Constructions has also been the winner of the HIA 2006 Best Energy Efficient Home in Victoria, emphasising their Greensmart environmental approach to building.

07

## COMPANY PROFILE

With more than 24 years of experience, Hedger Constructions has grown to become the leading building company in Alexandra as well as surrounding districts.

Formed in 1998, Hedger Constructions remains a family-based company with strong links to the community. Directors, Steven and wife Sharon, are in tune with what their clients desire in home

building and renovations, taking a hands-on approach to all projects.

The company prides itself on offering a total package to suit the individual client. From initial introductions, the friendly and professional team provide: planning and design, completion of all documentation, assistance with material selection and of course satisfaction in construction and finishing.

Hedger Constructions uses only quality

## CONTACT DETAILS

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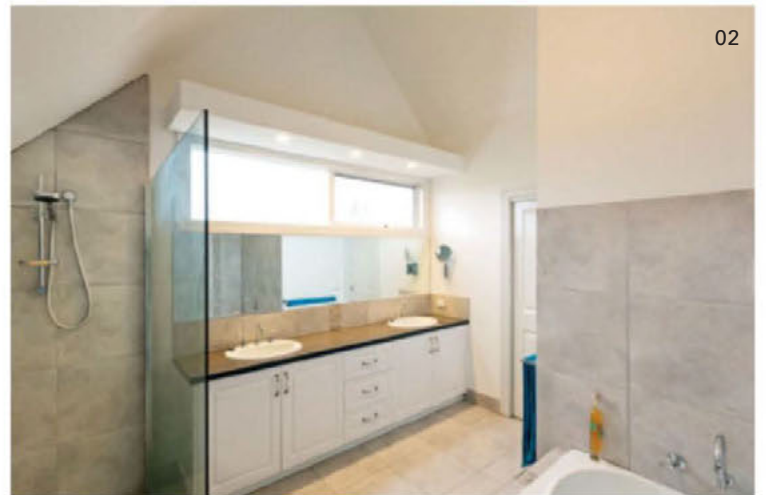
Website: [hedgerconstructions.com.au](http://hedgerconstructions.com.au)





# PERIOD-STYLE HOMES WITH INDIVIDUAL CHARM

From compact cottages to spacious family residences, Blue Hills Cottages designs and builds homes with lasting appeal



## SPACIOUS TOWNHOUSES BY THE BAY

An old fibro holiday home was demolished to make way for two spacious townhouses close to the bayside beaches. The traditional exterior is built with a combination of Weathertex and Colorbond cladding giving the townhouses a contemporary yet customary character.

Each townhouse is complete with 3 bedrooms and two bathrooms, plus added luxurious features including designer kitchen, open living area, four-car garage and master

bedroom with walk-in robe.

The interior has a contemporary and coastal flair whilst, at the same time, being extremely energy efficient with LED lighting, low-e glazing and north-facing living and outdoor areas. The homes are the perfect bayside dwellings for large or small families with plenty of space and a cosy feel.

## COLORBOND® AND BEACH-STYLE HOMES

Blue Hills Cottages recently expanded to include quirky and uniquely Australian homes made of

Colorbond® steel combined with other cladding materials. This gives each home either a period feel or a modern effect depending on the owner's desires. These Colorbond® dwellings not only look great, but the exterior is virtually maintenance-free and practical for either holiday or permanent living.

## COMPANY PROFILE

Blue Hills Cottages is a family-owned and-operated business with many years of





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**ACCOMMODATION:** Designer kitchen, spacious open living area, bedroom with ensuite, separate powder room, large laundry, four-car garage, master bedroom with walk-in robe, large bathroom with spa, attic with cathedral ceilings.

**SPECIAL FEATURES:** Leadlight windows with coastal themes, stone benchtops, dormer windows, timber floors, ironbark decking/outdoor heater, stepless showers with frameless glass panel, timber windows, gas fire.



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**01** Spacious bayside town houses exterior facade.

**02** Each home is complete with two contemporary bathrooms.

**03** Each home is fitted with a stylish designer kitchen.

**04** Blue Hills Cottages

are designed with lasting character.

**05** The home incorporates plenty of natural light.

**06** The homes are energy efficient with low-e glazing.

**07** Open living areas create a dynamic family environment.

experience. Patrick and Jane make up the hands-on team who provide service throughout the building project. Any of the company's existing designs can be modified to meet your individual needs or a new custom design can be created to suit your lifestyle and budget.

The company has earned a reputation for beautiful, high-quality, period-reproduction homes that can be built to lock-up stage in most areas or through to completion locally. The couple's son, Shane, has won many awards for excellence in

carpentry and creates by hand most of the period details featured on the homes, giving each residence its own individual charm. Every home has a 6-star energy rating and fixed contract price, and all work completed by Blue Hills Cottages has a builder's warranty.

Each home is priced individually, depending on the choice of fittings, finishes, ceiling height, extent of period decoration and level of owner participation — either to lock-up or completion stage.

## CONTACT DETAILS BLUE HILLS COTTAGES

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# PASSION FOR LIVING

La Provence evokes the spirit and splendour of France's grand Provincial regions

Walking along the bluestone, sawn-finish paving and through the beautiful fanlight front doors, it is impossible not to be captivated by the elegant French influences of this charming home. From the leadlight casement windows and exterior and interior colonnades, to the liberal use of marble detailing, La Provence is an oasis for those who have a passion for life.

Englehart Homes worked with specialist architects to create the French Provincial ambience that echoes within this masterpiece. The entire home combines historic detail, impeccable workmanship, clever zoning and modern technology into a seamless, harmonious whole. The overall impression is one of a classic, stately structure that still incorporates state-of-the-art features with the amenities of a stylish, contemporary residence.

The French-inspired features extend from the beautiful casement windows, which help capture vast outdoor views, to the classic touches on the moulding and grooving within the home. These details, which have been interpreted individually by the designers to achieve a unique look, imbue each room with European refinement while referencing French architecture.

**01** A facade inspired by the elegance of French provincial style.









02



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**02** French-inspired features include beautiful casement windows, classic mouldings, wrought-iron detailing and a grand portico.

**03** Details such as the traditional-style striped lounge, wrought-iron and glass elements give the home French flair.





The formal living area was designed to be an open, welcoming room. With a detailed marble fireplace, glassed cabinetry and charming French leadlight casement windows, the architectural features of the living area evoke the grand proportions of the Versailles region in France, an area famous for attracting well-known Impressionist artists, including Aristide Maillol.

Undeniably, the centrepiece of La Provence is the winding staircase, which spirals elegantly from

the entrance foyer up to three bedrooms, each with an ensuite. During the day, the open space is flooded with natural light, which beams through a stunning leadlight dome skylight. The dome is a design masterpiece in itself, inlaid with more than 1200 individual pieces of glass.

Beyond the staircase, those who love to cook will delight in the exquisite European-style kitchen. Along with a ceiling canopy and soft-closing cabinetry, the kitchen discreetly conceals a butler's

pantry and service area with a marble preparation space, in-built wine rack, fridge and generous amounts of storage. From the beautiful waterfall marble to the huge island bench, everything about this kitchen has that cordon bleu quality to provide the inspiration and aptitude required for a delightful cooking experience.

La Provence extends this same spatial generosity to the main dining/entertaining area, where there is enough room to seat up to 14 people comfortably.







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The area was designed to serve as a relaxing, open space, achieved by the neutral wall colour and being situated alongside the home's 11.5m tiled pool. Through bifold doors, outside the living area, owners and guests are spoiled by an exquisite loggia — a European-style outdoor room offering a complete home theatre and outdoor entertainment system that radiates around the luxury pool.

The home boasts a flexible floorplan that can be modified or redesigned from the ground up to suit a homeowner's requirements and the site conditions. The design can accommodate up to five bedrooms plus a study, which allows plenty of room for a large family to live comfortably, and provides much-appreciated privacy for visiting guests. The grand master bedroom is particularly luxurious, opening out to a charming marble-paved Juliet balcony overlooking La Provence's portico. The master ensuite is indisputably an extension of this peaceful sanctuary, complete with a free-standing bath, which could provide hours of relaxation.

La Provence is Australia's most awarded display home and reflects both the grandeur of a French chateau, as well as the nobility of a Parisian residence that many are destined to fall in love with.

#### CONTACT DETAILS

##### ENGLEHART HOMES

Phone: 03 9810 2800

Website: [engleharthomes.com.au](http://engleharthomes.com.au)

**04** The alfresco area features a complete kitchen and is perfectly positioned by the pool's edge.

**05** Leisure is catered for in the plush media room that opens on to the pool.



**01** The outdoor area continues the monochromatic tones but introduces a punchy bright green from the plants, creating a minimal-yet-chic outdoor environment.

**02** The facade is a smooth, unique fusion of grey and white, from the architecture to the driveway and garden pebbles.



# EXTRAORDINARY SURROUNDINGS

Luxury meets contemporary in this opulent setting

The moment you swing open the full-height pivot door on the new Montage from Bellemore Homes, you understand this is no ordinary residence. Lavished with a glossy opulence layered over every detail, from the entry hall to the ensuite bathroom, this abode is a long way from the everyday.

Inside the front door, a grand entry sequence draws visitors into an interior that luxuriously blends a contemporary, baroque ambience, much like that of famous French designer Philippe Starck, with a monochromatic drama that leaps right from the Art Deco era.

The double-height void inside the front door

passionately states the bold intentions of this home. An informal lounge with a contemporary fireplace sits next to a striking, bespoke, brushed-metal artwork that curtains the stairway. The polished gas fireplace is decidedly 21st century but the lounge is the perfect place to relax and take in the uncommon warmth of this house.

Despite its high design aims and the latest building and electronic technologies it employs, it is a friendly home, perfect for the entertainer and the family. Large-format, high-gloss white tiles line the floor as it broadens towards the kitchen and informal dining room. Every convenience













**03** Dramatic opulence stems from the use of monochromatic styling.

has been thought of to ensure the kitchen is not only a generous place to cook but also operates as the hub of the home. An LCD television mounted seamlessly into the joinery, easy-gliding Blum drawers and cupboards, a prominent and accommodating island bench with Smeg induction cooktop and a stunningly contemporary exhaust rangehood make for a functional showpiece.

The dining area connects directly to the kitchen for ease of preparation and also to ensure the cook isn't separated from the conversation. To the rear is a retreat that could be used as a media room, teenagers' getaway or formal lounge. Generously proportioned, the lowered ceiling height in this space serves to make it cosy and intimate.

A ground-floor powder room and office complete the amenities, with a terraced deck featuring a striking water feature and sunshade adjoining the living area. The stairs lead up to a landing and internal bridge that separate the master bedroom and ensuite from the remainder of the level. Even the custom-made, elliptical handrail in the stair reflects the quality that is the hallmark of this house. The size of the main bedroom echoes the generous dimensions found downstairs. The bedroom is, in essence, an individual wing of the house, just the place for a Sunday lie-in and a long relaxing shower before fronting the day.

Beyond doubt, the headline feature of this home is the ensuite bathroom. Finished in small, glass mosaic tiles that glint and glitter in the light, the room makes a statement about the craft and ambition of this design. The Villeroy & Boch fittings have been carefully chosen for their sculptural quality, which



04



**04** A contemporary baroque ambience creates a certain magic in the home's living areas.

**05** Daring design choices in the bathroom make an impact.

05

is strikingly individual and beautifully resolved. A recessed rain shower in the ceiling and extravagant, black handbasins point to a keen eye for the Deco era. This is a bathroom that brings a smile to the face while calming the spirit. The remainder of the upper floor contains three additional bedrooms, each brightly flooded with natural light and very accommodating for a growing family.

Outside, the home features a double lockup garage that can be accessed internally. The façade is a contemporary take on clean modernist lines, with a beautifully textured Japanese tile feature that serves to visually break up the ample proportions of the house. The ambitions of this home are considerable: catering for a large family, robust but glamorous, perfect for entertaining and with a style all its own. Ambitious yes, but executed with lavish aplomb.

#### CONTACT DETAILS BELLEMORE HOMES

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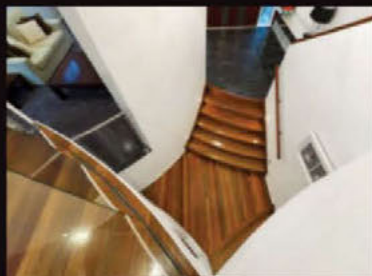
Website: [bellemorehomes.com.au](http://bellemorehomes.com.au)



2011 HIA-CSR VICTORIAN HOUSING AWARDS - BEST PROJECT HOME OVER \$500,000

2010 HIA-CSR VICTORIAN HOUSING AWARDS - BEST DISPLAY HOME OVER \$500,000

2009 HIA-CSR VICTORIAN HOUSING AWARDS - BEST PROJECT HOME OVER \$500,000



Innovation in design is but one step on the way to a truly stunning home. For this reason Bellemore Homes has assembled a team of industry professionals who strive for excellence in customer service and quality construction. All of our suppliers and trades people have been hand selected for over 20 years to ensure the quality of materials and workmanship needed to produce results befitting a Bellemore Home. Contact one of our friendly staff to speak about your dream home today.

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**BELLEMORE**  
HOMES



# ENERGY-EFFICIENT HOMES



Reduce your carbon footprint as well as your gas and electricity costs, by developing an energy-efficient building

Image: Solar Solutions Design





Reducing carbon emissions and being environmentally friendly are major issues for many of us today. However, others say they find it difficult to accommodate greener practices as these can be time-consuming and expensive.

Developing an energy-efficient home using clever building products and procedures is an easy, effective way to live greener without

changing your lifestyle. By becoming more energy efficient, you not only reduce your carbon emissions but, more often than not, you will end up reducing the gas and electricity costs of running your home.

As you take a look through the following pages, allow yourself to be inspired by the fabulous options available and develop ideas on how you can create a more energy-efficient home.





# BUILDING A HOME TO SUIT THE VICTORIAN CLIMATE

Consider local climate and weather conditions when designing and planning your new home

Compared to other parts of the world, Victorians are fortunate enough to live in a relatively moderate climate blessed with mostly temperate days with rare extremely cold days and the sporadic summer scorcher. Most parts of Victoria aren't often exposed to earthquakes, flooding, high winds or heavy amounts of snow. However, often described as "four seasons in one day," Victoria's weather can be unpredictable and occasionally extreme. It's important to consider both the average weather conditions as well as the extreme when designing, planning and constructing your home in order to get the best out of your home in terms of energy efficiency, liveability and maintenance.

In the past, design and construction were largely dependent on environmental conditions. In warmer climates, ceilings were built higher to let hot air rise and large window overhangs were constructed to block sunlight and keep the interior cooler. Alternatively, in colder climates windows were built with shorter overhangs to let more sunlight into the home to assist with keeping it warm. As

technology has moved forward, introducing central heating and cooling, these techniques have fallen by the wayside with aesthetic design choices often taking precedence over practicality. Various house styles pop up in all types of climate conditions. The problem with this is that what suits a house in the cold, icy slopes of Norway, for example, is not necessarily synonymous with what suits conditions in Victoria. As a result, these homes use more energy, require higher maintenance and are less comfortable to live in.

Darren Evans from Solar Solutions Design spoke to *Build Home Victoria* about what to consider when building in Victorian climates.

## DESIGN AND ORIENTATION

Deciding on the correct building design is the most important step to get right says Darren. The orientation of the home plays a great part in the design process. It refers to the position of a building in relation to seasonal variations in the sun's path as well as prevailing wind patterns. In order to

best orientate the construction, builders should embrace the individual characteristics of the site, such as orientation, existing trees, slope, views and location of neighbouring properties. A well-planned orientation for your site's climatic conditions is one that aims to maximise the site's potential for passive heating and passive cooling.

Victoria is known for its cooler, unpredictable weather. A northern orientation is generally ideal, due to the positioning of the sun in the sky, as it will allow for the shading of facades in the hot summer months and full sun penetration in the cooler winters. It's recommended that windows be positioned facing the northern aspect to allow ample light into the home.

"Owners should also be wary of placing large (covered) alfresco areas on the northern side of the home directly off the living space," says Darren. "The (covered) outdoor area will completely shade the indoor space making it dark and cold."

By cleverly utilising site orientation to your advantage, energy bills will be lower and the home





02



03

- 01 Avoid complex roofing designs.
- 02 Ensure your house has proper ventilation to avoid cool draughts entering the home.
- 03 Use non-flammable materials, such as bricks, stone, fibre-cement, aerated concrete and steel where possible.

#### ELEMENTS TO CONSIDER

**Roofing:** Use lightweight materials.

**Insulation:** Use bulk insulation to keep the heat in and radiant foil insulation to keep the heat out.

**Walls:** Incorporate ICF insulated concrete forms or SIPs wall systems to ensure proper insulation.

**Fire proofing:** In bushfire-prone areas, make sure your home complies with the Australian Standard from the design to the products used.

**Ventilation:** Ensure your house has proper ventilation to avoid cool draughts entering the home.

will be more pleasant to be in. "The correct design will save you money because the home is designed for the block so that it fits like a glove," says Darren.

Darren's company, Solar Solutions Design, pays particular attention to developing the best design and orientation of the home. "We start at the site, understanding the microclimate that is already there. We then apply the client's brief, looking at slope, views and any other constraints and opportunities that exist on site. Once the site is responsive, design is done and we select materials that respect the climate and orientation. We also look at the right types of insulation as opposed to putting more insulation in."

#### ENERGY EFFICIENCY

An energy-efficient home is one that attempts to reduce both greenhouse gas emissions and unnecessary energy consumption. Some of the basic characteristics include: high-efficiency heating and cooling systems, controlled ventilation, energy-efficient appliances and proper insulation.

Energy-efficient homes hold with them plenty of benefits. Proper insulation will ensure the house is kept to the most idyllic temperature and homes will also experience healthier and safer air for vulnerable family members such as young children.

Extending beyond this, there are also several benefits to your savings. Poor insulation in some traditionally built homes waste energy, increasing your electricity and gas bills as elements such as heating and cooling can be lost through the walls, floor and roof. "As (energy) costs rise these homes will be unaffordable to run and will be replaced," says Darren.

"Understanding your local climate is paramount in achieving a good energy-efficient home,"

says Darren. Victorian climates range from hot, dry summers to wet and cold winters often interchanging at a moment's notice. To make a Victorian home energy efficient, it is important to find options that make the best use of these characteristics.

According to Energy Victoria, heating and cooling our homes accounts for 60 per cent of annual energy use. Most homes use gas or electricity for heating and cooling which are expensive and less efficient than alternate options. Solar power is a great alternative as it utilises the great amounts of sun Victoria is exposed to.

#### FOUNDATION AND MATERIALS

A well-constructed building begins at the foundation. "Most Victorian homes are built on a concrete slab which is ideal in regards to thermal mass," says Darren. Thermal mass refers to the ability of a material to absorb and store heat energy. Durable and resilient high-density materials such as bricks, concrete and tiles are known to have a high thermal mass.

Appropriate use of high-thermal-mass materials in a home can make a big difference to comfort, cooling and heating bills, as well as reducing greenhouse-gas emissions. In summertime, these types of materials gradually absorb the sun's heat and keep buildings cooler throughout the day. In the cooler months, the material holds the building's heat for longer, keeping the inside warmer. This is an ideal component to the passive-cooling component of the home.

#### FIRE-PROOFING

Fire-proofing your home is essential if you are living in rural Victoria as hot, dry summers can spell

disaster if you are not properly prepared. Victoria has one of the highest levels of bushfire risks in the world according to the Department of Transport, Planning and Local Infrastructure. A fire-proof home design is now required by Victorian law in fire-prone regions to ensure constructions are made more resilient and communities are prepared.

To find out whether you are in a bushfire-prone zone, make sure you read the Bushfire Prone Area Report available from the Department of Transport, Planning and Local Infrastructure. This report includes everything you will need to know including property details, bushfire-prone area status and an interactive map.

There are several elements to consider when building in a fire-prone zone.

- ◆ Use non-flammable materials, such as bricks, stone, fibre/fibro cement, aerated concrete and steel where possible.
- ◆ Ensure you select timber that has regard for the bushfire attack level for your site.
- ◆ Regularly maintain surrounding shrubbery and, in high fire-prone areas, plant trees well away from structures to minimise fire damage.
- ◆ By law, external fireproof shutters are required in fire-prone areas with high ratings and should be made from steel or bronze; in lower-risk areas, aluminium shutters are accepted.
- ◆ Avoid complex roofing designs, as those with grooves catch falling debris from trees easily and catch alight quickly; also bear in mind cleaning gutters when designing a roof.
- ◆ Never overload electrical wiring and always have a licensed electrician check the wiring and outlet to ensure that there is no chance of sparking or an overload.



# AWARD-WINNING ENERGY EFFICIENCY

A commitment to providing the highest-quality custom homes at affordable prices has made Solar Solutions an industry leader



Solar Solutions Design specialises in designing homes to suit both the chosen site and climate. It is the company's approach to design and customer satisfaction that has earned it recognition at the 2011 Victorian HIA CSR Housing awards.

Director, Darren Evans, was awarded Residential Building Designer for 2011, an award that he has been accredited with for the third time in five years. This award highlights his commitment to clients and success through energy-efficient, sustainable design.

Solar Solutions Design was also honoured with the Best New Residential Building of 351–450m<sup>2</sup>

at the NSW Building Designers Association 2011 Awards. The company can incorporate energy efficiency into any house design without compromising on style. The main focus is to ensure your new home achieves the highest energy rating possible to suit your site and brief. Each individual design begins with a thorough site investigation, taking into account your local climate and the surroundings. Solar Solutions then designs your new home combining passive, solar design principles and appropriately selects materials to create a healthy home that will be naturally warmer in winter and cooler in summer.

The stunning home featured is Solar Solutions' newest showpiece, epitomising energy-efficient, stylish design. Located in the heart of the Yarra Valley, this secluded property boasts captivating views and is surrounded by an abundance of native vegetation. Designed to suit the site and client's brief, this cleverly zoned, light-filled home provides comfort all year round. It exemplifies energy-efficient design with an emphasis on reflecting and respecting the natural environment and site conditions. The colours and materials selected for the home complement the surrounding area, resulting in an unobtrusive design that flows





01 The Balnarring. 02 The Upper Beaconsfield. 02 The Yarra Glen.

seamlessly into the landscape. This magnificent home is a leading example of the possibilities of the current 6-star requirements.

Each house design by Solar Solutions is individual and aimed at the style the client prefers, be it contemporary, country or coastal. The company's award-winning 3D visualisation techniques ensure there are no surprises on the site. Clients can view the home, select colours and "walk around" their new home before it's even built. This process helps clients visualise their new homes and enables builders and councils to understand the designs.

#### PLANBOOK RANGE

In addition to the custom design packages, Solar Solutions Design offers a series of plan books containing homes to suit varying site conditions—from restricted, suburban blocks within the Eco series to more rural and holiday-style homes within the Planbook Bundle. These books can be ordered directly from the website.

#### COMPANY PROFILE

Solar Solutions Design is a multi-award-winning company that has been in business for more than 20 years and specialises in energy-efficient and healthy

home design. Solar Solutions' homes are custom designed to suit the land and the local environment. The company can also provide clients with high-quality building products at less than trade rate.

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01

Photography: © Martin Fluker - 2013



02

Image: Tiffany Richardson



Image: Tiffany Richardson

03

# BUILDING BIOLOGY

## The elements of building a healthy home

When building a new home there is so much to consider, from the colour palette to the floor plan, the landscaping to the kitchen sink. However, building a new home that is both durable and healthy for you and your family should be at the top of the to do list.

### WHAT IS A HEALTHY BUILDING DESIGN?

Building Biologist and Environmental Educator, Tiffany Richardson from Healthy Buildings Australia, says, "Building a healthy home benefits everyone; it provides its occupants with a sense of physical and mental wellbeing and aids those with multiple chemical sensitivities, asthma and allergy sufferers."

In order to create a healthy home, five important elements should be carefully assessed; the floor plan, the materials used, insulation, roofing and location. "Once completed, a healthy building design benefits its occupants by providing a harmonious and breathable living climate — it should feel alive, be a part of the landscape and a part of us," says Richardson.

The difference between a sustainable home and a healthy home is that extra consideration is given, not only to the materials and practises used, but also through the assessment of

sustainable living habits.

According to Narelle McDonald, Building Biologist and Feng Shui Consultant from Healthy Living Spaces, a sustainable home traditionally focuses on three pillars of sustainable development to be socially, environmentally and economically responsible. McDonald says sustainable homes are usually defined as "meeting the needs of the present without compromising the ability of future generations to meet their own needs."

Building Biology, in generating a healthy home, is focused on creating designs through a holistic approach. "The health of the occupants is our first priority, so anything that may have detrimental effects to their health is considered and the precautionary principle is applied," says McDonald. Practical control measures are put into place to help reduce or eliminate any risks by choosing alternative products and materials.

Approaching a building biologist or healthy building designer at the very start of a project is an ideal time to gain insights into land testing, home design and structural relationships with the surroundings. A healthy home specialist can help you decide on orientation, privacy, views, noise, location, layout, exterior materials and how to live in your new home. Australia takes

on new, innovative, green and sustainable building measures every day but, by making your home healthy, it is meeting physical, biological, and spiritual living needs as a whole, not just conquering sustainability.

"The objective of a healthy building design is that it benefits the environment by being durable, long lasting, efficient and sustainable thus having minimal impact on the planet and its inhabitants in the long term," says Richardson.

### DESIGN CHARACTERISTICS

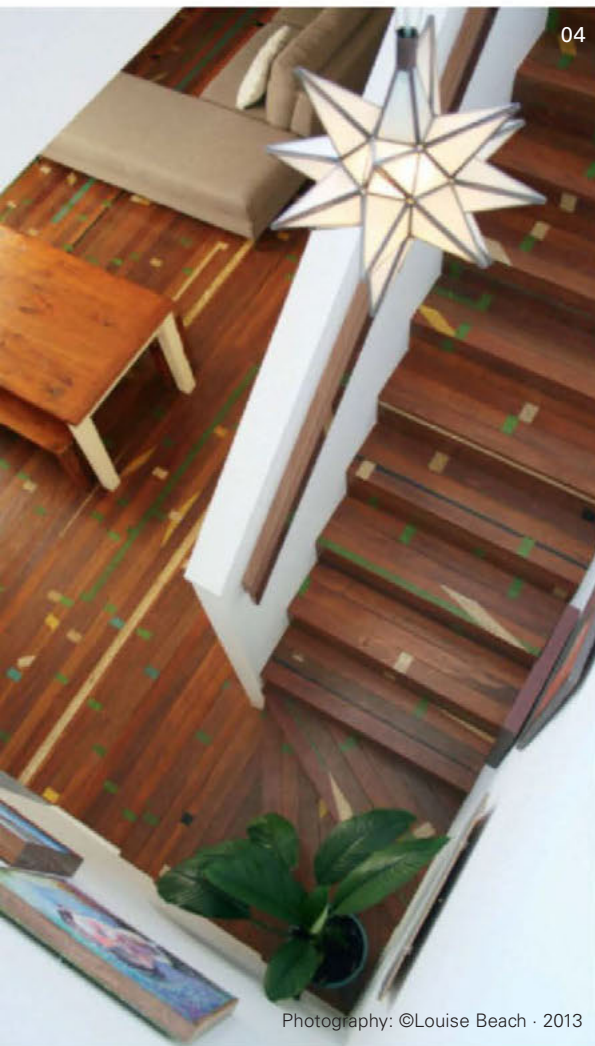
#### LOCATION

"Good design principles are the first step on the journey towards a healthy home," says McDonald. "Given that we spend 90 per cent of our time indoors it is incredibly important that we invest our time at design stage to plan, think and create buildings that support and nourish us on all levels."

Location is an important element to consider. Whether you are in a flood plain, a flight path, close to arterial traffic, industry or high-voltage power lines are factors to be taken into consideration as these can cause disturbance and stress.

"If someone is an asthmatic, wind-pollinating plants such as rye grass, couch grass, plantain, wattles, oak and silver birch can be a problem





04

Photography: ©Louise Beach - 2013



05

Photography: ©Louise Beach - 2013



06

Photography: © Martin Fluker - 2013

**HEALTHY HOME TIPS**

- ◆ Turn WiFi off at night.
- ◆ Fix water leaks in and around the home.
- ◆ Use energy-efficient equipment to reduce electrical loads that could lead to potentially harmful magnetic fields. Instead try to power your home on 12 volts.
- ◆ Add natural insulation such as rugs and furnishings.
- ◆ Install exhaust fans in wet areas that vent vapours outside, not into roof cavities, to reduce excess moisture and smells.
- ◆ Create physical barriers to pests, to avoid using pesticides around the home.
- ◆ Use natural cleaners, micro-fibre, steam mops and HEPA-grade vacuums.
- ◆ Don't use toxic spray cans inside the home.
- ◆ Keep indoor plants at a minimum as too many of them, and over-watering, could encourage bacteria and mould growth.

**01** Building a healthy home benefits everyone.**02** Location is an important element of creating a healthy home design.**03** Include furnishings that avoid damaging the environment.**04** The floorplan should be highly functional.**05** Proper insulation is vital to improve air quality.**06** Common rooms should maximise the natural light.

so these factors will also need to be taken into consideration," says McDonald.

**MATERIALS**

The materials and products used in the home can have great effect on the interior air quality. According to the Department of Health & Ageing, poor air can cause a range of symptoms from headaches to fatigue and asthma, so it is important to consider what you are using when building.

For the best results, use breathable materials from sustainable and local sources where available. Try to incorporate solar-powered hydronic heating, natural timber flooring and bamboo or cork furniture for the interior of the home as the natural materials will have lower embodied energy and contain fewer toxins.

Great exterior materials include straw bale, rammed-earth stone, mud bricks or even recycled bricks and untreated timber. Water tanks made from galvanised steel are also a great inclusion, especially for Victorian homes.

**FLOORPLANS**

The floorplan should be highly functional. Consider which rooms will be used most frequently and

adjust the sizing and location of these to best accommodate everyone. Also consider the location of windows and doors as this can have an effect on the wellbeing of the individuals as well as the overall green footprint. "A thought-out design helps to increase energy efficiency, making a home more comfortable to live in," says Richardson.

Common rooms such as the kitchen and living room should aim to maximise the natural daylight with windows at either side to create a dynamic air flow.

Once this has been adjusted it is important to consider elements such as the bed placement. Avoid having this type of element close to appliances, meter boxes or wiring as this can disturb the sleeper.

**INSULATION AND ROOFING**

In order to maximise the air quality and the use of your heating/cooling systems, proper insulation is vital says McDonald. "Insulation works most effectively when local climate and good, passive-design principles are considered." Ensure proper draught-proof sealers are used to avoid unintentional heat loss and control air movement by the correct placement of windows and glazing.

For roofing materials, try to use products made from clay, slate tiles, timber shingles or Colorbond steel.

**CAN YOU MAKE AN EXISTING HOME A HEALTHY HOME?**

Converting an existing home into a healthy home can be done when renovating or purchasing new furniture and everyday products. Make sure you are considering what's in the products you are buying and how they could be damaging to the environment and your health. Many modern materials such as plastics, paints, and glues release Volatile Organic Compounds (VOC's) which release greenhouse gases into the atmosphere, contributing to global warming and potentially leading to health problems such as headaches and allergies.

Companies such as Healthy Living Spaces specialise in renovating older homes where restrictions can apply and be tricky. If you are not renovating, then simply reassessing how you clean your home, what personal care products you use, installing water filters and switching your WiFi to a router or converting to a cable option are all ways you can make your home a healthy and happy one.



# PROJECT AND DISPLAY HOMES



Image: Swenrick Constructions (Vic)

You will be pleasantly surprised at the diverse array of display and project homes on offer





A great way of knowing what you're buying is to purchase a project or display home. When the home itself has already been built, you have the opportunity of looking at the finished project to ensure it will be suitable for your lifestyle.

Inspecting project or display homes allows you to get an idea of the overall size of each home, as well as its layout. By walking through different homes, you can compare room sizes and envision how your furniture will fit into the house. It is also an ideal way of judging the building quality and finishing touches included with each home.

"Walking through a display home allows you to envisage living in this home, preparing and enjoying family meals, entertaining friends or just relaxing in your own space," says Jutta Gilbert of Swenrick Constructions. "You may prefer to change certain aspects of the home to suit your personal needs. Many questions will arise as you explore the display."

In the following pages, we showcase an array of unique project and display homes, many of which are available for visiting. Make a list of the homes that suit your lifestyle and personality.

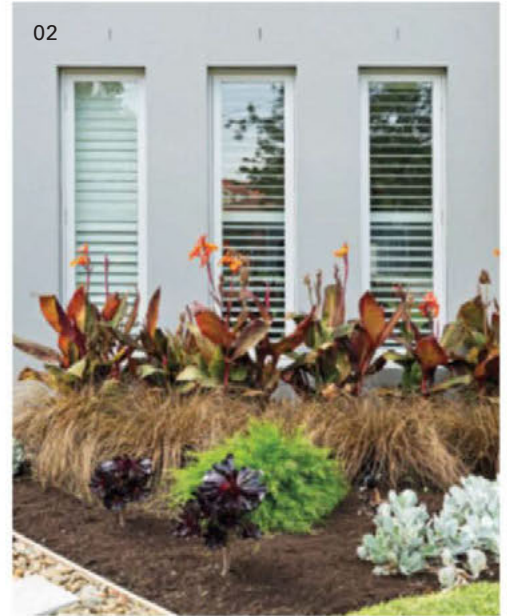








02



## ONE OF A KIND

Unique in design, these arresting front and rear gardens are sure to impress

Boasting a heady mix of native plants and an appealing blend of natural materials, front and rear gardens have a distinctive look that sets them apart yet ensures they remain sympathetic to the architecture of the house.

Designed by Anth Johnstone and built by the Johnstone Designs construction team, each garden is special in its own right. In the front garden, the first thing that catches the eye is the broad sweep of the lawn and the unique, curved retaining wall. These curves help to soften the look of the two-storey house and comfortably settle it into the wider landscape.

Leading from the lawn and past the newly-built house to the rear garden is a stepping stone path which delivers you right to the merbau deck at the back of the property. Johnstone Designs extended the existing deck and added a small pergola for year-round protection.

**01** The front and rear gardens have a distinctive look that sets them apart.

**02** Each element is special in its own right.





03

**03** A clear view from the pool to deck blends the two elements seamlessly together.

**04** The suspended granite seat is a focal point of the rear garden.

**05** A stepping stone path delivers you right to the merbau deck.



04





“From the comfort of the deck you have a clear view of the swimming pool and adjacent seating area. The focal point of this area is the suspended granite seat, beneath which logs are stored. These logs add to the interplay of textures — and they provide fuel for the fire bowl,” says Anth.

Both the seating and pool areas are paved in granite. For the main body of paving, 600mm x 300mm granite pavers were used; for the border around the crazy paved fire pit nook, 500mm x 500mm granite pavers. This gives the impression of two different spaces that could be used on their own or together.

“Plantation timbers were used for all timber work, including the privacy screen behind the seating area in the rear garden and the façade of the curved, brick retaining wall in the front garden,” says Anth. “To further enhance the sustainability of the design, I chose waterwise plants, relying on a mainly native planting theme with a few exotic species added for contrast.”

The planting palette includes red kangaroo paws, which are the feature plant used along the base of the curved front wall. A Queensland bottle tree under-planted with *Senecio serpens* (a grey-blue succulent) was used for the street level pocket and in front of the curved section of blade fencing. Bird of paradise was used as a feature behind the granite seat.

“Although the homeowners were clear about the direction they wanted to take the garden in, it was certainly a privilege to work with people who were prepared to trust in the design process,” says Anth. “The end result is a truly unique and fabulous garden that family and friends will love to come and see and use. It definitely makes this property one of a kind.”

#### COMPANY PROFILE

Johnstone Designs first began as ‘Urban Oasis’ by owner Anth Johnstone in 1998. Now based in Geelong, Johnstone Designs flourishes as a leading landscaping company with a passion for creating practical and beautiful surrounds. With a carefully selected team, Johnstone Designs prides itself on producing only the highest quality landscaping and garden designs.

Johnstone Designs also offers a variety of landscaping packages which are perfect for smaller homes and clients who need to be mindful of their budget. They are guaranteed to meet the requirements for gaining council permits and give homeowners a variety of options for their landscaping. More details can be found on the company website.

#### CONTACT DETAILS

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# STYLES AND DESIGNS WITH CHARACTER

Versatile homes to suit any location, lifestyle or budget

From the cute Selby Special cottages to the contemporary styling of the Woolamai, Swenrick has a design that will suit your site, lifestyle and budget. Each floorplan offers flexibility and can be easily adapted to suit the needs of the homeowner. Each home is built to a six-star energy rating and standard six-year structural guarantee.

This family-owned, registered building company has spanned three generations and is one of the longest-standing builders operating throughout Victoria. Swenrick has ridden the waves of ups and downs in the ever-changing environment of the construction industry. With over 40 years in the building industry, Swenrick Constructions has built more than 4000 Victorian homes and was the

first builder to offer the lock-up concept for the handy or time-poor tradesperson.

## WOOLAMAI 5

Modern lines, intelligent design and efficient use of space make the Woolamai design perfect for small families and style-conscious homeowners. Three bedrooms adjoin a long living and dining area with a separate master bedroom and ensuite. Natural light suffuses the house and wide entrances make the transition from indoor to outdoor living seamless. It is ideal for those looking for style and practicality in one package.

Prices: Lock-up from \$144,500

Size: From 23.88 squares



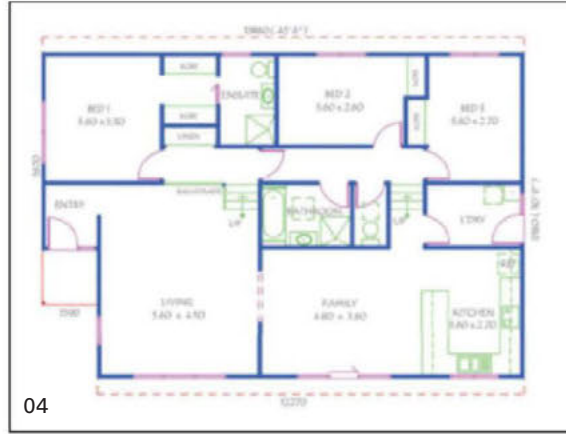
## SELBY CUSTOMISED

Smart, comfortable living in an affordable package with a six-star energy rating makes the Selby Special a standout design. Available with either three or four bedrooms, the home includes an ample ensuite and walk-in wardrobe to the master bedroom, a separate bathroom, built-in wardrobes in the remaining bedrooms, open-plan kitchen, living and dining areas, and a verandah to ensure an easy blend with the outdoors. Being a split-level design, this home is also great for blocks with a bit of fall.

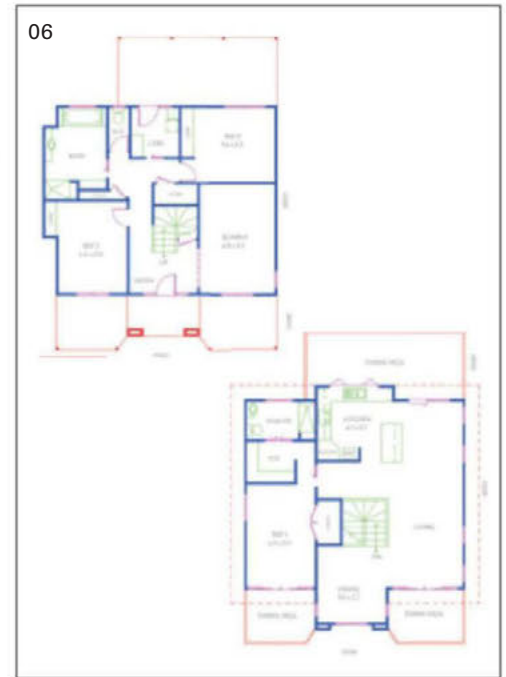
Price: Lock-up from \$83,290

Size: From 13.33 squares





- 01** The Woolamai 5.
- 02** Floorplan of the Woolamai 5.
- 03** The Selby Special 1.
- 04** Floorplan of the Selby Customised.
- 05** The Ocean View.
- 06** Floorplan of the Ocean View.
- 07** Floorplan of the Warranwood 2.
- 08** The Warranwood.



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 Fax: 03 5774 7582  
 Display Village open Monday to Friday 9am to 5pm, Saturday and Sunday and on most public holidays 12pm to 5pm.

#### OCEAN VIEW

An impressive combination of contemporary minimalism and classic design, the Ocean View takes its name from its reverse living plan, with a living, dining and kitchen area and secluded master bedroom all placed upstairs to take advantage of views. High ceilings, plenty of decking and tall windows let light in from all directions. With a choice of two or three bedrooms downstairs, this residence is perfect for active families looking for room to grow without sacrificing style.

Price: Lock-up from \$139,430

Size: From 18.10 squares

#### WARRANWOOD ON DISPLAY

Available in three and four bedrooms including a master with ensuite plus two separate living spaces that can be used as a parents' or children's retreat, the Warranwood is a classic family home. Placed on a north elevation, the long frontage bathes communal areas with light. The modular design is perfect for first home buyers and young families, with a nine-square initial build size that is easy to extend down the track when finances permit.

Price: Lock-up from \$94,275

Size: From 14.84 squares



- 01** The Savana 36.
- 02** High ceilings and modern joinery make this design beautiful and practical.
- 03** Aluminium sliding doors separate the living space and alfresco area.

01

# CONTEMPORARY LIVING

High quality finishes coupled with spacious design

Extending over 35.16 squares, Nostra Homes' Savana 36 is a sleek design ideal for second or third homebuyers. Incorporating modern lines and textures, the design is perfect for affordable, contemporary-style living. With a spacious layout, the two-storey home is designed to make open-plan, clutter-free living a pleasurable reality.

The modern façade sets the tone of the overall home. This tone then continues right through the inside, with creative shapes and levels nicely showing

off the quality finishes. Upon entering through the oversized front door, there is a large study or home office and outdoor access to a small courtyard.

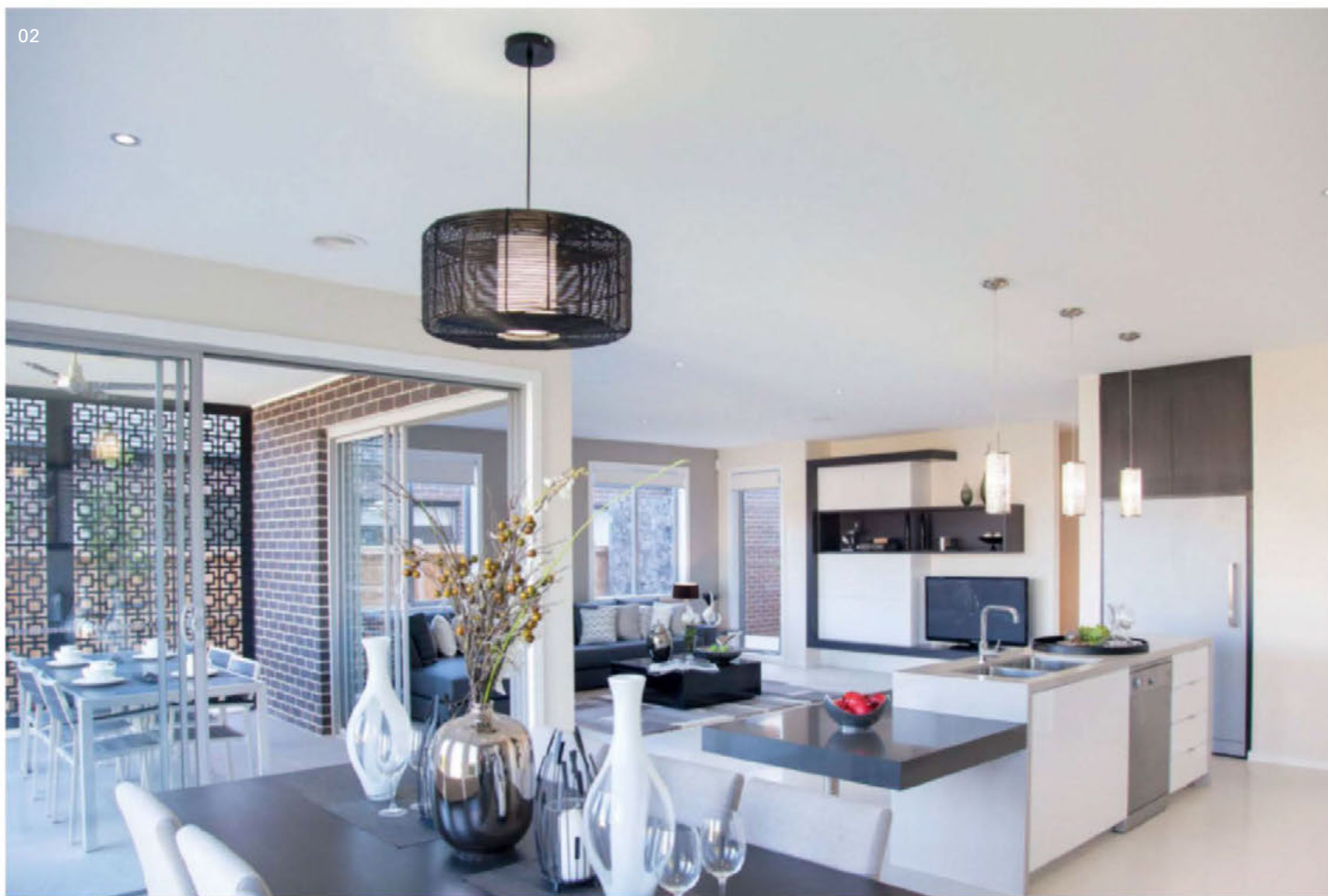
Continuing through the home the breezy open-plan kitchen, meals area and family room prove that open-plan living can be stylish and practical. Bringing the elements together means the transition from cooking to dining is a matter of a few steps to the meals area where three vertical windows flood the room with natural light from the alfresco area.

Aluminium sliding doors separate the meals and family room, adding extra space for the family as well as great options for dining and entertainment during the summer months.

Whilst the downstairs is the activity zone of the home, upstairs is a place to retreat and relax. A leisure area, handy study nook and three minor bedrooms, all with walk-in robes, share the upstairs family bathroom and toilet, setting a calming tone over the upstairs design.



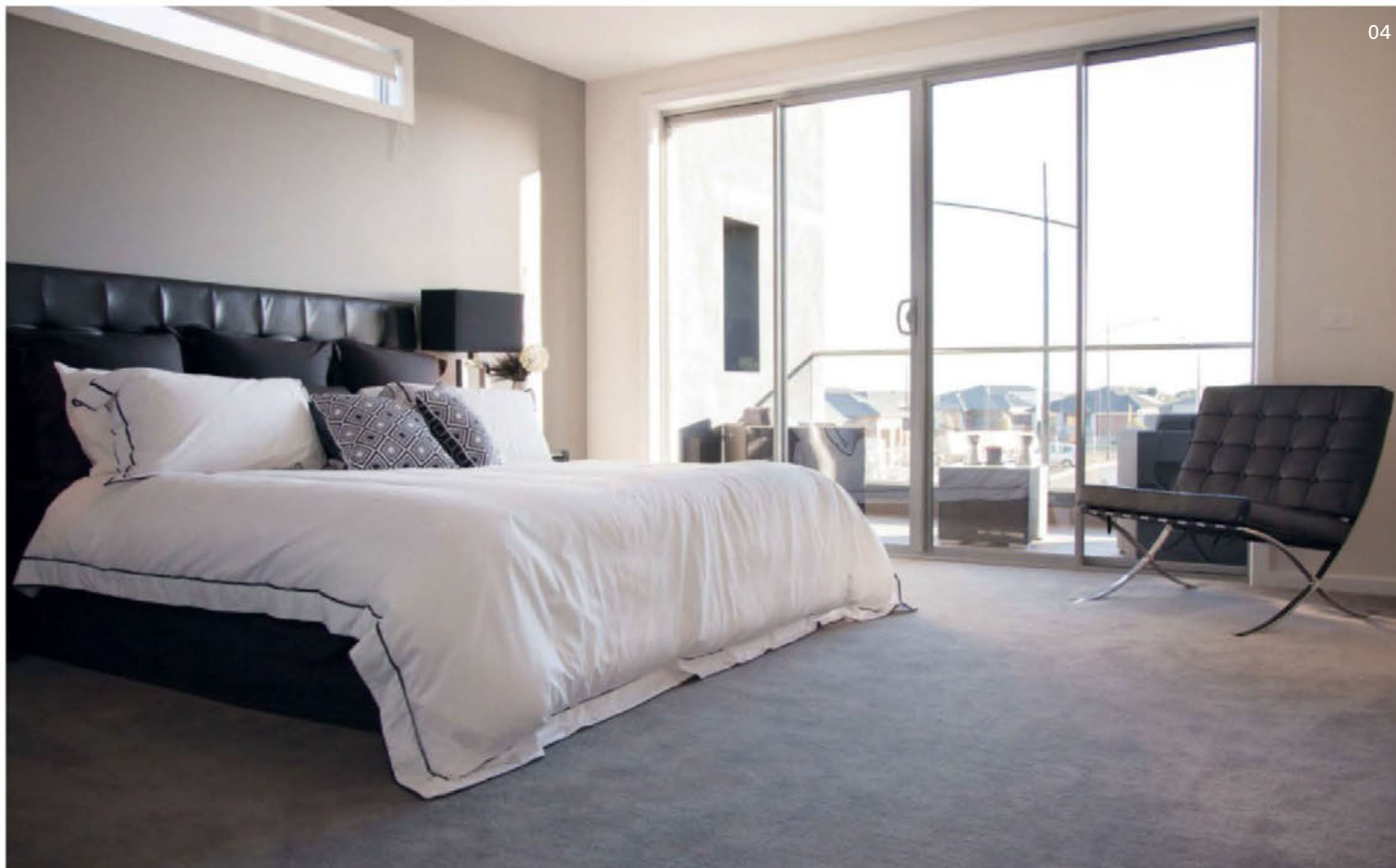
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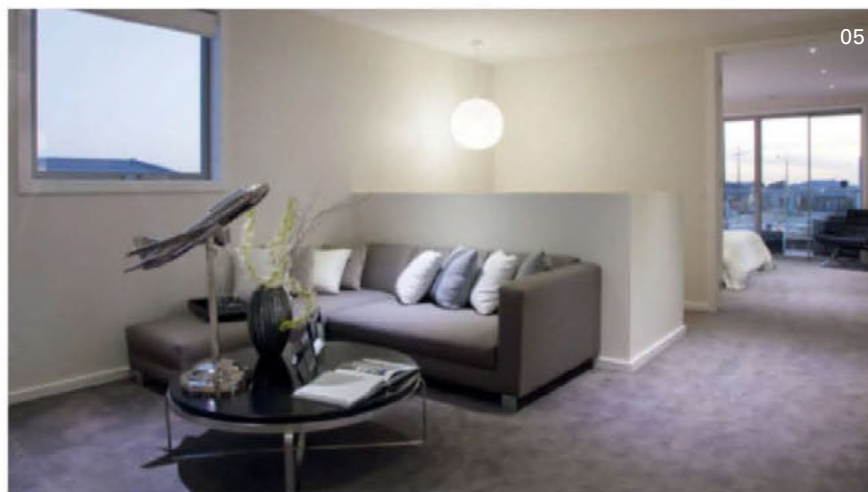




**04** The main suite has access to a glass sided balcony and the ensuite.

**05** The upstairs area is designed for relaxation and calm.

**06** Neutral colour palettes attach an elegant finish to each room.



The main suite has access to a glass-sided balcony and the ensuite with twin basins and double shower that also overlooks the street. There is a walk-in robe with a smart dressing table and mirror adding a touch of glamour.

The neutral colour palette used means that adding your own personality and style to the home and the carpeted bedrooms is easy. High quality elements including inbuilt gloss-white and dark-wood veneer cabinets, desks and benches in the study, family room, kitchen, bathrooms and study nook upstairs share a common decor that ties the home together.

A range of optional extras to upgrade the home is also available. These include: 40mm quartz-stone bench tops in the kitchen, bathrooms and

ensuite, designer-joinery and tapware throughout the home, 2700mm high ceilings as well as kitchen, bathroom and ensuite joinery upgrades to 2pac vinyl gloss.

The Savana can be viewed at the Aspire Display Village, 23 Rowling Street, Plumpton between 11am and 5pm Saturday to Wednesday.

#### COMPANY PROFILE

Building with Nostra Homes means peace of mind and a custom-built home of your dreams. Nostra Homes offers a range of options to suit all home buyers with over 40 pre-planned home designs and multiple facades to choose from.

Custom-design consultation is provided with their own in-house design teams who can assist

with any desires from design right through to construction and project management.

Nostra Homes provides a guaranteed start and finish date and conducts a three-month, post-build, full-home inspection as well as a 12-month internal and external structural follow up.

#### CONTACT DETAILS

##### NOSTRA HOMES

29 Keilor Park Drive, Keilor Park Vic 3042

Phone: 03 8331 3500

Mobile: 0478 005 474

Fax: 03 8331 3599

Email: [info@nostrahomes.com.au](mailto:info@nostrahomes.com.au)

Website: [nostrahomes.com.au](http://nostrahomes.com.au)



Whether you are building one of our conventional homes, a townhouse, a custom home or a multi unit development you will receive a standout result each and every time.

At Nostra Homes you  
will be surprised by  
what we call standard.





# PREFABRICATED, MODULAR



Image: Todd Devine Homes

If you want to avoid the worry and waiting associated with building your own home, consider a prefabricated, modular or manufactured dwelling



# AND MANUFACTURED HOMES



Prefabricated, manufactured and modular homes offer practical solutions to a range of building challenges. The environmental benefits, flexibility and cost efficiency of prefabricated, modular and manufactured homes make them an attractive building option for a wide variety of different housing needs.

Prefabricated dwellings are constructed and assembled off-site in factories, then delivered to the location on a truck. This is great for the environment as it reduces the need for mass excavation and ensures

little or no disturbance to existing vegetation around your land.

Homeowners can also take advantage of extended residency periods of existing houses on their land by renting them out for longer or living in the home until the prefabricated dwelling is ready to be delivered.

Modular homes also give owners the bonus of being able to add on modules for an easy home extension. Modules can often be added to the top of the home to create a second storey, or even to the sides of the home to create a wider or longer residence.



- 01 Manufactured homes are an affordable option.  
02 Steep roof designs are increasingly popular.



Image: Tasbuilt Homes

# FABULOUS MANUFACTURED HOMES

Manufactured homes are an affordable option for homeowners as they can be delivered and constructed within a short period of time. They can come either in sections or completely prefabricated.

“Let’s face it — life is getting busier,” says Ben Trimmer from Tasbuilt Homes. “No one has time to chase after builders, plumbers and electricians, bathroom suppliers and so on. A manufactured home takes all the stress out of building, while still allowing you to enjoy the fun and satisfaction of designing and building your dream home in a reasonable time frame, at a fixed price, and in the location of your choice.”

Manufactured homes have many advantages that establish them as the future in building. As a manufactured home is 90 per cent prefabricated off-site and prebuilt at a purpose-built, central location, you save mess, time and money. There are also no cost blow-outs as your home is built in a controlled environment. Companies such

as Tasbuilt Homes also have strict policies that require owners to sign off on any variations. This ensures you are in control of your money the whole way through the project.

“Ten years ago, the concept of a manufactured home was a small shoebox with lightweight cladding and flimsy interiors,” says Ben. “Now, with rigid, steel-engineered bases and cyclone bracing to all external walls, our homes are superior in strength to a standard home constructed on-site.”

“Better construction systems mean that all homes can be custom-designed. We are now able to work with homeowners to develop a design and a layout that reflects their lifestyle and needs. More advanced machinery has also allowed us to offer much larger, grander homes, allowing homeowners who live in rural, remote areas to build without needing to source builders, tradesmen and architects who service their area.”

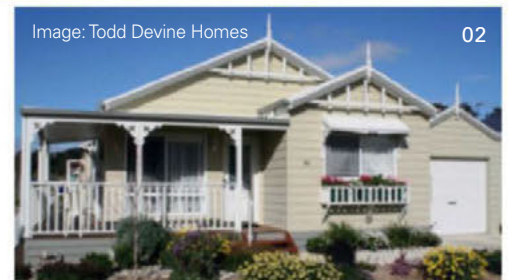


Image: Todd Devine Homes

02

## THIS YEAR, THERE HAVE BEEN SOME GREAT, INNOVATIVE TRENDS IN THE DESIGN AND BUILDING OF MANUFACTURED HOMES.

### ENERGY EFFICIENCY

Installing systems that cut the energy bill have become increasingly popular. Ensuring your home is properly insulated and adding solar panels are keys to increasing your green footprint.

### STEEP ROOF DESIGN

With innovative engineering, design and technology, transportable homes can now achieve a higher roof pitch. The higher roof allows for extra storage space within the roof cavity and adds a country inspired look to the overall home.

### LOUVRE WINDOWS

Bring the cool evening breezes inside with louvre windows. The slatted-window design helps circulation of airflow throughout the home and is available in a range of materials.



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and design features of the prestige  
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# A MODULAR MASTERPIECE

Forward thinking design, relocatable and eco-savvy, Prebuilt have literally 'pre-built' your dream home

With a neutral colour palette and splashes of glossy black, the Mod House range by Prebuilt is sensible and fuss-free while oozing eco-sensibility and spacious style.

The Mod House Range is for those who like their homes clean and with a modernist edge. The homes can be transformed from a sandy, getaway home to a growing family's perfect abode, with timber floors, glass bifold doors, down lights and an open floorplan living design that lets light in at every corner. The finely detailed pavilions with 2.7m high ceilings are based on a modular system offering the ultimate in flexibility and design.

Exciting and on trend, these homes offer luxurious optional extras, including sliding timber

window shutters, a butler's pantry and wine store, as well as an internal courtyard and upstairs balcony.

The Mod House Range can be customised by Pleysier Perkins Architects, which means each home is carefully put together to maximise space, catching the eyes of visitors and bringing the outside in. The Mod House comes in a range of sizes from 80m<sup>2</sup> for a 2 bedroom; 225m<sup>2</sup> for a 3 or 4 bedroom home or a completely customised option.

## THE MOSMAN HOUSE

The Mosman House was originally designed for a young family wanting to incorporate outdoor and indoor living. With architecturally designed joinery and timber-veneer finishes, the Mosman house

contains 4 bedrooms, 2 bathrooms, en-suite, walk in robe, living area, rumpus, dining, gallery entry and kitchen complete with butler's pantry and wine store.

The living and dining rooms and kitchen of the Mosman face the rear yard as well as the internal courtyard, creating an open "H" shaped floor plan. The entry door opens into a large, gallery hallway with bedrooms located away from the living areas as well as upstairs.

## COMPANY PROFILE

Prebuilt has established a reputation for delivering the best in prefabricated houses since beginning in 2003. This multi-award-





**ACCOMMODATION:**

1-4 bedrooms (can be customised to suit).

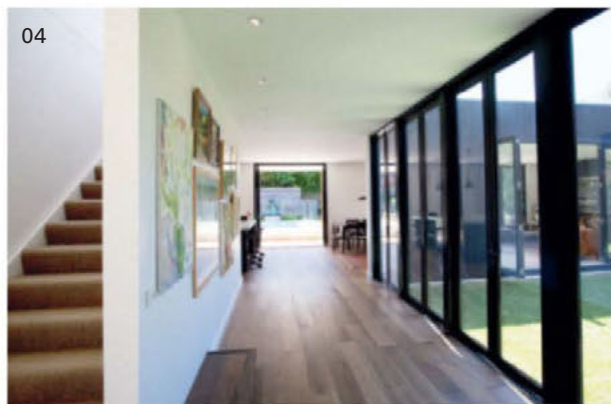
**SIZE:** 80m<sup>2</sup> for 1 bedroom, up to 225m<sup>2</sup> for 3 or 4 bedroom.

**PRICE:** Starting from \$198,000 for 1 bedroom and from \$370,000 for 3 bedrooms.

**PRICE INCLUDES:** Colorbond or Shadowclad cladding, double glazing with Low E, internal painting, engineered Artisan oak flooring, carpet to bedrooms, kitchen with Smeg appliances, pantry and island bench, bathroom with tiled shower base, 1-4 bedrooms, walk in or European laundry, delivery to within 150km of Kilsyth, Melbourne.

**OPTIONAL EXTRAS:**

Customised design by Pleysier Perkins architects, sliding timber shutters on windows, Butler's pantry and wine store, internal courtyard decks and upstairs balcony.



winning company (for innovation and Greensmart) builds quality prefabricated houses for urban, regional or remote areas, with more than 300 houses and commercial projects now completed across Australia. Prebuilt's sophisticated, architecturally designed range offers a perfect solution for all types of Australian lifestyle, from stylish weekend retreats to cutting-edge modular city residences.

Every Prebuilt house is factory-built to completion in Kilsyth, Melbourne, and transported via truck to its permanent site, where installation can take place in a single day. Kitchens, bathrooms, joinery, stairs and lights all arrive in place, saving valuable time on-site. The controlled,

factory built environment ensures maximum speed and efficiency during construction, and minimises the opportunity for costly and frustrating delays. Sites are spared months of construction devastation.

Inspired by green living, the Prebuilt range includes high levels of insulation and double glazing to all models, flexibility in window positioning, and a choice of claddings and internal inclusions to ensure each house reflects the personality of its owners and the site.

Focused on design, Prebuilt has a strong relationship with Pleysier Perkins Architects meaning that high quality design is affordable and accessible.

**CONTACT DETAILS**

**PREBUILT**

219 Colchester Road, Kilsyth Vic 3137

Phone: 03 9761 5544

Fax: 03 9761 5572

Email: [info@prebuilt.com.au](mailto:info@prebuilt.com.au)

Website: [prebuilt.com.au](http://prebuilt.com.au)

**01** External view of the Mosman house.

**02** An internal courtyard blends the home with its surroundings.

**03** The open plan living/kitchen/dining room faces

the rear yard as well as the internal courtyard in an open-plan, H-shaped plan.

**04** The Mod house range incorporates natural light throughout.



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01 Colorbond roof  
with powder-coated  
aluminium windows  
with insect screens.



## COMPACT MEETS CRAFTY

The perfect home for relaxation and entertaining

The Nicholson, by Todd Devine Homes, is the perfect, holiday lifestyle choice. A rustic and easily maintainable home, it was purposely designed for the young, or young at heart, with entertaining at the forefront of the design. With 162 square metres of living space, this compact, sassy home radiates carefree summertime living, but includes the little luxuries that make it the perfect relaxation escape.

The prefabricated home accommodates three, spacious bedrooms, living and dining zone with a large alfresco area. French doors open up to the master bedroom and a sliding, corner, glass door to the living area, promoting spaciousness and easy-access living.

The skillion roof design is right on trend, along with the mixing of materials, rectangular windows and complimenting neutral colours bringing the outdoor façade to life, creating the perfect backdrop for a low maintenance front garden.

The external cladding by James Hardie, Newport Weather Boards, features rendered textures and Colorbond, merbau wood and stone, along with powder-coated aluminium windows. This adds to the angular design, with hardwood posts and decking leading up to a solid feature entry door.

The home comes fully painted inside and out

with all plumbing fixtures and fittings included as well as dual showerheads in the walk-in shower. With a 6-star energy rating, the home has been cleverly designed and offers all the trimmings you've dreamed of.

Caesar stone benchtops with waterfall ends and glass splashbacks add to the glamour of the family hub area in the kitchen, with a built-in pantry and fridge provision. The laundry and bathrooms also have Caesar stone benchtops with the home's floor coverings consisting of bamboo floorboards in the living, kitchen and dining areas and carpet welcoming you into the bedrooms and hallway.





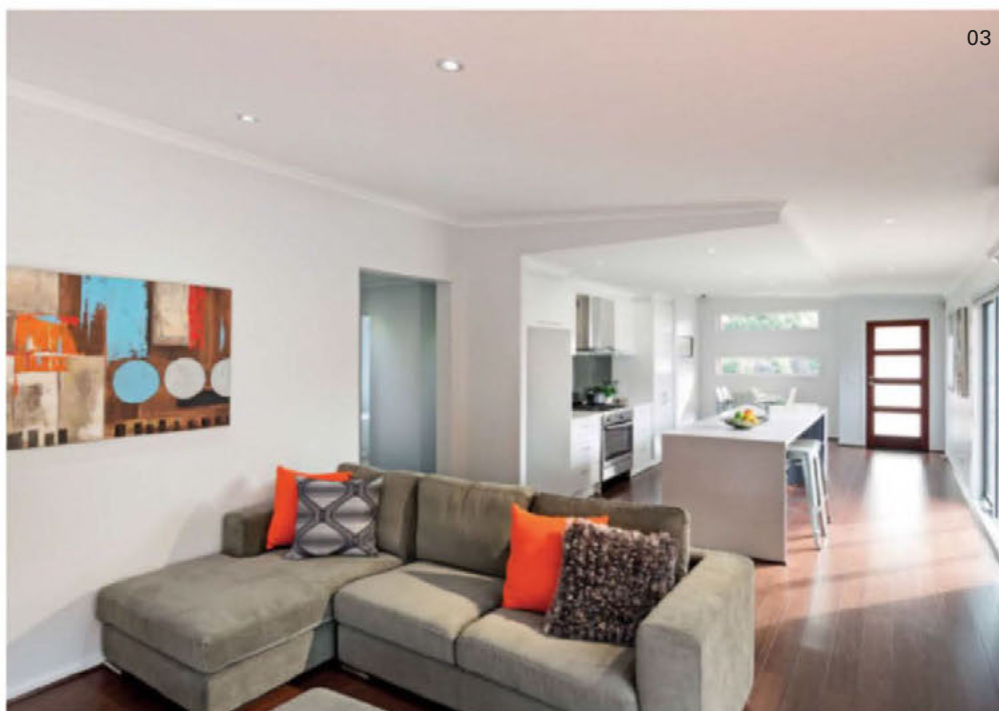
02

**02** Fully decked verandah and porch serve as great areas for entertaining.

**03** The home features a fully painted interior and exterior with gloss enamel to internal trim.

**04** The kitchen includes beautiful Caesarstone benchtops and glass splashbacks.

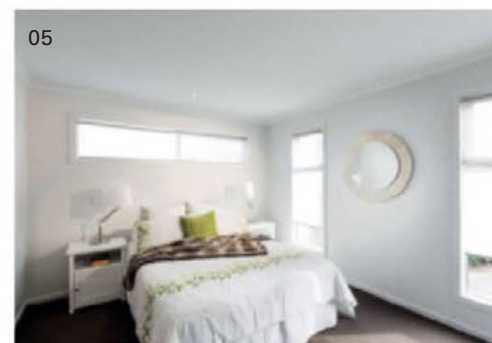
**05** The design includes three spacious bedrooms.



03



04



05

All Todd Devine Homes can include optional extras, such as larger decks, carports, alternate facades and heating and cooling packages.

#### COMPANY PROFILE

Todd Devine Homes is a leader in the design and construction of high quality transportable homes, relocatable park homes, tourist accommodation and relative units (or more commonly known as Granny Flats), providing unique living solutions for families throughout Victoria since 2002.

Furthermore, with over 30 years' experience,

company Director Todd Devine brings a wealth of knowledge and extensive expertise to the process of home building so that, when building with Todd Devine Homes, you can rest assured you are in reliable hands.

From the totally affordable to the luxurious, each Todd Devine home is as unique as the family that lives in it. Whether you desire a standard design or one built to suit your individual needs, site-built or transportable, Todd Devine Homes offers personalised solutions at an affordable price to give you the right home at the right time — for every stage of life.

#### CONTACT DETAILS

##### TODD DEVINE HOMES PTY LTD

816 Mountain Hwy, Bayswater Vic 3153

P: 03 9720 1686

E: [reception@todddevine.com.au](mailto:reception@todddevine.com.au)

W: [todddevine.com.au](http://todddevine.com.au)



Leaders in the design and construction of high quality transportable homes, granny flats and holiday park cabins, offering personalised solutions at an affordable price to give you the right home at the right time - for every stage of life.

Discover the Todd Devine difference.

- ▶ Beautifully constructed with quality finishes
- ▶ Personalised, tailored solutions to suit any budget
- ▶ Large range of finishings and options
- ▶ Standard designs or design your own
- ▶ Genuine customer care & reliable after sales support



## NEW HOMES



## GRANNY FLATS



## HOLIDAY CABINS



todddevine.com.au





# VERSATILITY IN ALL FORMS

Stylishly designed adaptable homes

The Contempo 3 by Swanbuild Homes will catch your eye with its striking, contemporary design and combination of outdoor finishes and modern straight lines. Swanbuild has designed the Contempo 3 to be just like its name, modern and contemporary with an electric splash of colour, bringing vibrancy that can be incorporated throughout the interior of the home.

Boasting three bedrooms all with built-in robes, two bathrooms, a lounge and family room with walk in pantry, the home has been designed and

conceptualised around open-plan living.

An array of optional extras is available to enhance the individual owner's unique sensibilities. These include multiple cladding to the perimeter, fixed-glass shower screens, glass, kitchen splashback and timber-look tiles in the family, meals and kitchen areas.

The Contempo 3 is not the sort of home that will be lost in its surrounds but instead will stand as a feature of the street. Swanbuild Homes have incorporated a split skillion roof to the Contempo

3 design, a vital element in bringing light and life into the spacious, open-living design from every angle. The design can further be enhanced with complementing landscaping and shrubbery to the abstract façade.

Swanbuild really have done the research for you, developing relocatable homes with style and practicality. All Swanbuild Homes can be built on sloping sites. Complete packages for disabled owners can also be provided. Each Home is complete with a seven-year structural



02



03



**01** Swanbuild guarantees building quality is second to none.

**02** An outdoor area is perfect for entertaining.

**03** Optional extras include timber-look tiles in the family, meals and kitchen areas.





04



05



06

guarantee, 12-month maintenance period, and all appliance warranties taken care of.

For owners looking to make a statement to their neighbourhood then look no further than the Contempo 3.

#### COMPANY PROFILE

Family-owned and-operated, Swanbuild Homes is a fully licensed building firm with more than 30 years of experience in the building industry. The company specialises in the highest-quality, transportable buildings, with everything from deluxe, prestige estates and practical custom-built homes to small, modern weekend retreats, with the option of extending later. New double-storey homes have also been added to the company's extensive range of designs.

As well as offering more than 50 standard designs, Swanbuild specialise in custom-built designs to meet your specifications. The

company's continuing product development means you benefit from refreshingly different ideas and features.

When choosing Swanbuild, you are guaranteed that the building quality is second to none. The efficient manufacturing process makes certain that clients needn't worry about a long and difficult building period as homes are constructed in a purpose-built manufacturing plant before being transported to the site. No time is lost due to bad weather, on-site vandalism or pilfering and there is the added bonus of knowing exactly when you will be moving in, without the hassle of a huge clean-up after building is complete.

Swanbuild offers a free site inspection valued at more than \$250 to potential clients and, for as little as \$2,300, the company will pencil you into its building schedule and lodge all your plans with the council to get your project rolling.

Have your home built how you want it, where

you want it and by a definite date. Swanbuild Homes is the undercover building specialist and offers a seven-year warranty with a 12-month maintenance period.

#### CONTACT DETAILS

##### SWANBUILD HOMES

PO Box 1349

Swan Hill Vic 3585

Factory and display:

212-214 Karine Street

Swan Hill Vic 3585

Phone: 1800 008 024 or 03 5036 0000

Fax: 03 5032 2400

Email: [sales@swanbuild.com.au](mailto:sales@swanbuild.com.au)

Website: [swanbuild.com.au](http://swanbuild.com.au)

Open Monday to Friday 7am to 4.30pm, closed Saturday and Sunday



07

**PRICE:** \$276,425.00**PRICE INCLUDES:**

Double-glazed windows, under-floor insulation, carpet, curtains, light fittings and a split-system, reverse-cycle air-conditioner.

**OPTIONAL EXTRAS:**

Multiple cladding to the perimeter, fixed, glass shower screens, glass, kitchen splashback and timber-look tiles in the family, meals and kitchen areas.

08



09

**04** Floorplan of the Contempo 3.**05** The home has been designed and conceptualised around open-plan living.**06** Combining different textures to the interior design gives a contemporary and modern feel.**07** The design is spacious, great for growing families.**08** Modern bathroom design.**09** The master bedroom is complete with walk-in robe.



# KIT HOMES



Kit Homes give you the satisfaction of building your own home

Image: Kitome

One of the first things people ask when they begin to research the possibilities for building kit homes is why they should opt for a steel-frame kit home as opposed to a contractor's spec home or a custom-built design.

Kit homes provide an affordable, flexible and convenient housing option for homebuyers. As the name

suggests, kit homes are delivered in kits, containing all the necessary materials to construct a home and generally include roofing, windows, external cladding, internal walls, ceilings, verandahs and decking.

Steel-frame kit homes offer superior durability. Over time, timbers warp, split and become





weak, which can lead to structural damage. Steel remains sturdy season after season, year after year, meaning less maintenance is required over the long term.

Kit homes offer the homebuyer brilliant value for money, as expensive labour costs can be greatly

reduced through assembling the home yourself or with the help of contracted labourers. This reduces not only the overall cost of your new home, but also the total building time as well. No longer do you need to sit around, forking out rent while you wait for your builder or developer to make

significant progress. Kit homes allow you to take matters into your own hands and complete the project in a timeframe that suits you. Many kit home manufacturers can even modify their designs to suit your requirements and help personalise your home with creative suggestions.



01



02



03



## SEE FOR YOURSELF

Paal Kit Homes' qualified staff at their Melbourne showroom will help you choose your new kit home and guide you through the entire building process

As we all know, nobody would buy a car without inspecting and driving it, yet amazingly some people are willing to commit to a new kit home, unseen, from a website or brochure.

A floorplan, price and a list of inclusions cannot be enough to make an informed decision. If you're spending up to \$150,000, you need to see, touch and walk through.

Come into Paal Kit Homes at their display centre in Bayswater North and you'll be impressed by the Hawkesbury design's boundless living space, generous high ceilings, clean contemporary finishes, and luxury fittings and appliances.

Michael Jennings and Robyn Cummins are both experienced at assisting customers to conceptualise their dream and translate it into



- 01 Paal display home Bayswater North.
- 02 Michael Jennings and Robyn Cummins.
- 03 The Hawkesbury design dining room.
- 04 The Hawkesbury design features a spacious kitchen.



practical steps, from floorplan design through to completion.

"As a builder myself, I can say that the Paal owner-builder system is the best I've seen," Michael says. "Everything is pre-prepared, there's a comprehensive instruction manual, and complete back-up. It's the only owner-building system I'd recommend."

While some people visit Paal with the intention of constructing their new home, others already know they would rather use a builder. If required, Michael will help you source a reliable local contractor.

Once you've decided to go ahead, Paal's great customer service continues. Their renowned technical support is only a phone call away for

those people who need a bit of guidance.

Owner-builders normally get intense satisfaction from both constructing and completing their homes, he says. "They feel really proud and love to tell others about their achievement."

Robyn, who is a qualified kitchen designer, has been working at the Melbourne display centre since it opened six years ago.

"At the start of the process, I'm happy to sit down with the buyer and spend time getting their plans just right. There are 21 home designs to choose from and any of them can be modified to meet the customers' unique requirements," she says.

"Once they're approaching the lock-up stage of construction, we often have another

consultation to help them choose their colour schemes, kitchen benchtops and appliances, vanities, internal doors and fixtures."

Robyn's very strong customer service ethos means she takes pride in following through and giving as much assistance as required until people actually move into their new home. "I stay in touch with all my customers throughout this process to ensure that they are happy."

#### **PAAL'S MELBOURNE DISPLAY HOME AND SHOWROOM**

259 Canterbury Road, Bayswater North Vic 3153 is open seven days.

For more details, see [paalkithomes.com.au](http://paalkithomes.com.au)





# TRUE OWNER-BUILDERS

Brad Lawrence and his partner, Lisa Cottle, chose a Paal kit home because it was the best home for the owner-builder and they could tackle most of the work themselves

The couple found a 55-acre block in Peechelba, near Wangaratta, and moved up there to build a house and farm the land. Brad had already renovated a house before and knew he had good handyman skills.

Although Brad and Lisa were working fulltime, they tackled most of the construction tasks, devoting their evenings, weekends and holidays to the project.

The pair had initially decided to go with Paal because they liked the display home in Bayswater, Melbourne — the same Hawkesbury design as their own. “It was great to walk through and see what the completed home looks like. It felt so spacious and luxurious,” he says.

Other kit home providers catered more for the

professional builder than the owner-builder, Brad discovered during his research.

For Brad and Lisa, another great thing about buying from Paal was that the home kit included everything. There were no surprising “extras”, which meant that he knew exactly how much it was going to cost and could work to a budget,





02



03



**01** The home is finished in light-brown painted Hebel panels and grey Colorbond roofing.

**02** Brad and Lisa are overjoyed with their new home.

**03** Paal's after-sales support is always there during the building process.

without unexpected over-runs.

Friends and family helped with construction, and Brad hired some labour for the roofing and Gyprocking. Paal's after-sales support was always there during the building process.

"A couple of times I rang Paal and they quickly got back to me with an answer — within

the hour," he says.

Their home is finished in light-brown painted Hebel panels and grey Colorbond roofing. "A lot of people can't believe it's a kit home. You simply wouldn't know."

Saving money was a factor in the couple's decision to build themselves. "I reckon we saved

\$100,000. We've now got a big house on a big block, a much larger home than if we hadn't contributed our own labour," he says.

"We're thrilled with our new home. Others love it too. A lot of people drive past and say, 'Wow'. I've already recommended Paal to other home builders," says Brad.





# A BIG ASK

A large home-building project was tackled with confidence, producing a result that lived up to expectations

Owner-building an enlarged version of one of Paal's biggest homes could be considered ambitious, but Tom and Donna Cole felt confident and completed the project in just a few months.

"My son saw Paal's ad on the back page of *The Land*. He fell in love with the design and said 'Mum, this is the house you have to have,'" says Donna.

The couple had owned land outside of Orange for years. This was to be their last home, so they didn't hold back, enlarging Paal's Castlereagh design from 46 squares under-roof to more than 60.

"We chose to build a kit home because you could alter the design and have it just the way you

wanted. Paal Kit Homes were very good at making our changes," she says.

Tom and Donna extended one of the wings, substituted a double garage for the rumpus room, reversed the front and back of the house, moved the verandahs, and changed some of the internal spaces.

They intended to do the building themselves at weekends and evenings, but on getting into the project, the Coles decided to hire a sub-contractor who would ensure that construction moved along quickly, even when they were at work.

"Paal was very obliging and sorted out anything that needed help along the way. We moved in six-

seven months after starting the framing, which is good going for such a big house."

It's finished in rendered Hebel board with a Colorbond roof. Ivory-coloured floor tiles are used throughout the interior. Reverse-cycle air conditioning is installed, and both hot water and photovoltaic solar panels are fitted.

"The house is cool in summer and warm in winter. The Hebel panels insulate, plus we get a breeze right through the house in summer. It's great," Donna says.

"We both love the finished home, which has really lived up to our expectations."





02

**01** The expansive house near Orange in country NSW.

**02** The Coles say their Paal Kit Home was completed quickly and to a high standard.

#### CONTACT DETAILS PAAL KIT HOMES

Website: [paalkithomes.com.au](http://paalkithomes.com.au)

SYDNEY display and sales office:  
113–115 Russell Street,  
Emu Plains NSW 2750  
Phone: 02 4735 4377  
Open Monday to Friday 9am–5pm,  
Saturday and Sunday 9am–3pm.  
Closed public holidays.

MELBOURNE display and sales office:  
Corner Canterbury Road and Ramsay  
Street, Bayswater North Vic 3153  
Phone: 03 9720 1222  
Open Monday to Friday 9am–5pm,  
Saturdays 9am–3pm.  
Closed Sundays and public holidays.

BRISBANE display and sales office:  
67 Morayfield Road,  
Caboolture Qld 4510  
Phone: 07 5495 4070  
Open Monday to Friday 9am–5pm  
Saturdays 9am–3pm.





# ULTIMATE FLEXIBILITY

Choose an existing design or alter one to fit your needs — the choice is yours

01

Kitome's main point of difference is flexibility. The company understands that everyone has different wants and needs, so a design that works for one person may not work as well for another. That's why the team at Kitome say, "Build your own dream home, not someone else's."

Kitome has more than 50 home designs to choose from, but the company is just as happy to alter its designs to fit your needs. If you like the plan but want higher ceilings, larger or more rooms — it doesn't matter. If it can be done, Kitome will

make it happen or their staff will work with you on developing a unique design.

Kitome is a customer-oriented company and takes pride in its reliability, professionalism and quality.

The company has organised its home designs into three exciting series:

## THE GABLE SERIES

A number of smaller, cost-effective options with designs for large families to studio style, with flexible plans to suit your needs.

## THE FREEDOM SERIES

Offers a large collection of medium-sized home designs up to 292.5m<sup>2</sup>. They are ideal for large families wanting room to move.

## THE PRESTIGE SERIES

Offers large mansion-sized homes up to 509.7m<sup>2</sup>, perfect for an acreage in a rural setting. These generous, spacious designs have all the extras to make them ideal dream homes.





**01** One of Kitome's custom designed kits sits perfectly amongst the orchard trees.

**02** The Harrington features generously-sized verandahs for optimal country living.

**03** Kitchens include all the trimmings.

**04** A modern kitchen that is both attractive and functional.

**05** Spacious living areas are great for growing families.







07



08



- 06 The Kensington, from the Prestige Series.  
 07 The Glenbrook from the Freedom Series.  
 08 Stylish dining areas are perfect for entertaining.

## CONTACT DETAILS

### KITOME

Phone: 1300 794 737  
 Website: [kitome.com.au](http://kitome.com.au)  
 Kitome supplies the eastern and central states of Australia, including NSW, Victoria, Queensland and Tasmania.

### New South Wales

BLAYNEY  
 Sales office and showroom:  
 Shop 2, 123 Adelaide Street  
 Blayney 2799 NSW

COFFS HARBOUR  
 Sales office and showroom:

Shop 1, 22 Park Avenue  
 Coffs Harbour 2450 NSW

EAST MAITLAND  
 Sales office and showroom:  
 Unit 6, 24 Garnett Road  
 Green Hills 2323 NSW

EMU PLAINS  
 Sales office and display home  
 (Clairmont 19):  
 Corner Smith Street and Old  
 Bathurst Road  
 Emu Plains 2750 NSW

TEMORA  
 Sales Agent

### ACT

Sales office and showroom:  
 Unit 12 and 13, 160 Lysaght Street  
 (cnr Hoskins)  
 Mitchell 2911 ACT

### Queensland

GOLD COAST  
 Sales office and display home  
 (Clairmont 19):  
 9A Supply Court  
 Arundel 4214 Qld

TOWNSVILLE  
 Sales Agent

### Victoria

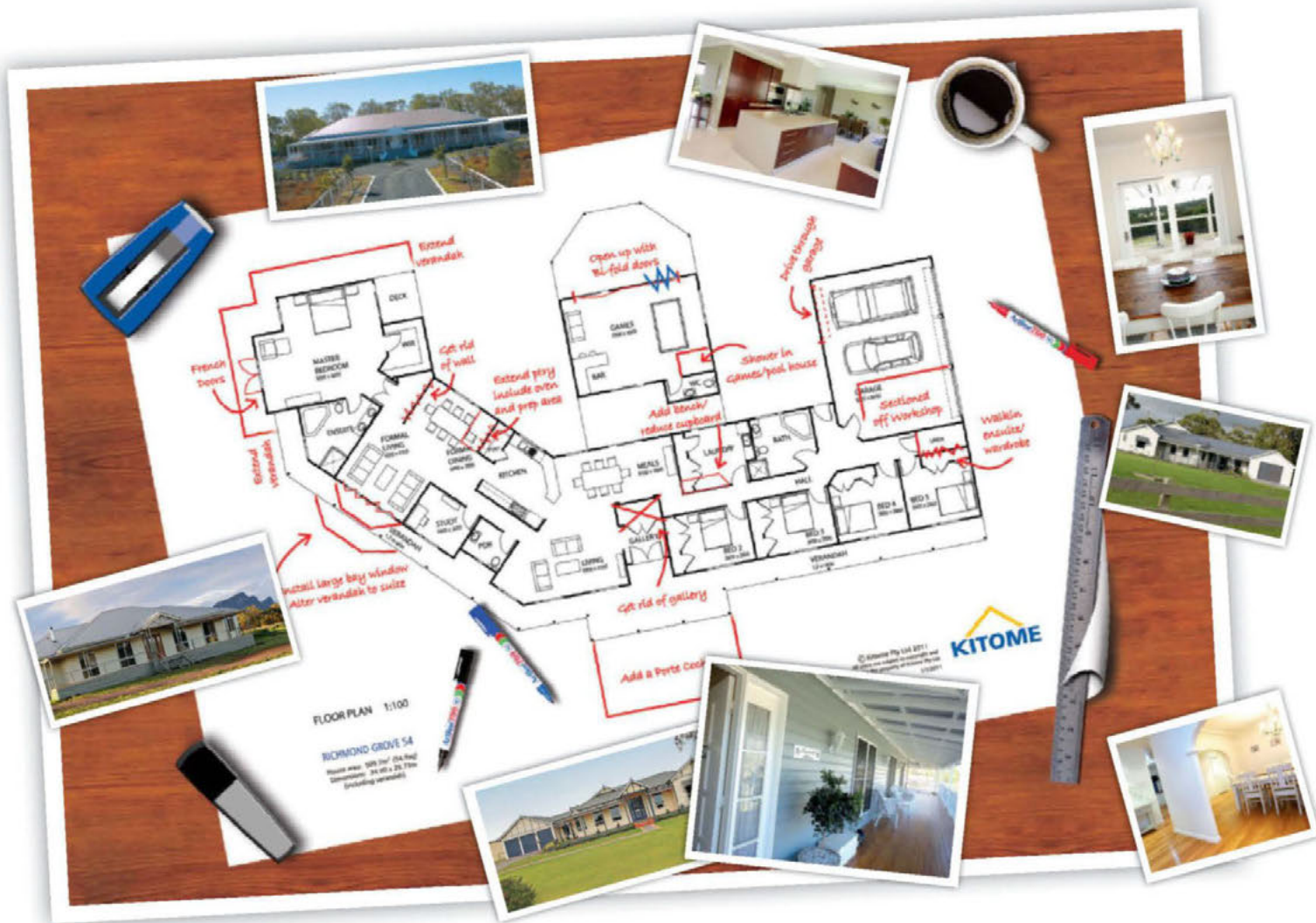
BANNOCKBURN  
 Sales office and display home:  
 Homestead 39  
 59 Geelong Road  
 Bannockburn 3331 Vic

CARRUM DOWNS  
 Sales office and showroom:  
 Shop 1, 1 Frankston Gardens Drive  
 Carrum Downs 3201 Vic

### Tasmania

HOBART  
 Sales office and showroom:  
 56 Burnett Street  
 Hobart 7000





# We know what you're thinking, "I LIKE KITOME'S DESIGNS BUT..."

- Can I have higher ceilings? ☒
- Can you put french doors here? ☒
- Can you make the kitchen larger? ☒
- Can you add an extra bedroom there? ☒
- Can you open up this wall into the dining room? ☒
- I have my own design, can you help? ☒

The short answer is



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100% Flexible**



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to request  
more information

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Call now for a free brochure  
**1300 794 737**

**KITOME**

VIC - BANNOCKBURN • DANDENONG SOUTH TAS - HOBART QLD - GOLD COAST • TOWNSVILLE ACT - CANBERRA  
NSW - BLAYNEY • EAST MAITLAND • COFFS HARBOUR • EMU PLAINS



01



02



03



# A CLASS ACT

Storybook Designer Homes has reached a new level of excellence with outstanding designs

- 01** Homes are state of the art and full of character.
- 02** A Storybook dream home.
- 03** Classic styling.
- 04** Individual design.
- 05** Storybook homes are perfect for growing families.

Storybook Designer Homes was established more than 20 years ago and its team is dedicated to producing state-of-the-art, high-character design solutions at extremely competitive prices. Clients choose from traditional, classic, beach and modern styles and no matter what the building site — level,

sloping, narrow, treed etc — Storybook will create a fabulous solution. Pictured are a few of the 2000 individual designs Storybook Designer Homes has created for owner-builder clients.

The process of individual design is not just about the floorplan and external shape of the house, rather,

it's the total desired impression inside and out. The company began by providing a product to satisfy the cottage and traditional market but quickly realised there was a huge need for more contemporary and coastal products. Today, Storybook is proud of both its designs and enthusiastic team.



04



05



"Our clients come to us with a vision of what they are hoping to create," says founder, Phil Malcolm. "It's the driving force of our business to see that they receive it. However, total involvement and commitment from clients is also desired, because only the clients have the detailed understanding of the

colours, textures and furnishings that will excite them. Our owner-builder system ensures this involvement and, therefore, the greater likelihood of success."

Storybook Designer Homes' services are available in most areas throughout Australia via the company's franchise network.

#### CONTACT DETAILS

#### STORYBOOK DESIGNER HOMES

Website: [storybook.com.au](http://storybook.com.au)





# TIME-HONoured DESIGNS

These beautiful homes pay tribute to the stunning architecture of the Victorian and early-Federation periods

## FAIR DINKUM FEDERATION SERIES

Featured here is the Caulfield, from a range of seven different sizes and floorplans. The 24-square (223m<sup>2</sup>) home is only \$120,178 for the deluxe, lock-up package, including GST. Inside the home you will find four bedrooms, a living room, meals-area/family room, kitchen with walk-in pantry, laundry and two bathrooms. When built on a project-managed basis, the home takes approximately 16 weeks to construct, with a choice of weatherboard or brick.

As the name suggests, the Harkaway Homes Fair Dinkum Federation Series Caulfield is an authentic-reproduction Federation home with

a wide range of traditional features. These include: high 3.6m external walls, 3m ceilings, a Federation roofline, integrated verandah, leadlight-topped, box-bay windows, leadlight, front-door frame with cricket-bat-entry door, Federation-line, casement windows, Federation friezes and french doors.

The completely stabilised, prefabricated wall frames and trusses are kiln-dried and termite-resistant. Full-frame erection is included, as are Federation cappings and fixings, Colorbond® roofing and Victorian-ash windows. Internal linings, plumbing, electrical, kitchen and floor are not included.

02





03



04

- 01 The Caulfield, part of the Fair Dinkum Federation series.
- 02 Floorplan of The Caulfield.
- 03 The Bowral, part of the Victorian Homestead series.
- 04 Floorplan of The Bowral.

### VICTORIAN HOMESTEAD SERIES

Featured above is the Bowral, from Harkaway Homes' newest range, the Victorian Homestead Series. The 298m<sup>2</sup>, 32-square home is priced at \$148,828 for the deluxe lock-up package, including GST.

The home comprises four bedrooms with built-in robes, a study, living room, rumpus room,

meals-area/family room, two bathrooms, walk-in linen cupboard, a kitchen with walk-in pantry and a laundry.

This design captures the best elements of yesteryear, with tall, external walls, high ceilings, leadlight-topped, box-bay windows and french doors. The completely stabilised, prefabricated frames and trusses are kiln-dried and termite-

resistant. Full-frame erection is included, as is a choice of brick or weatherboard, Victorian hardware and fixings, Colorbond® roofing and Victorian-ash windows.

Optional extras include a verandah, three-metre ceilings and a feature entry-door frame. Internal linings, plumbing, electrical, kitchen and floor are not included in the price.







08



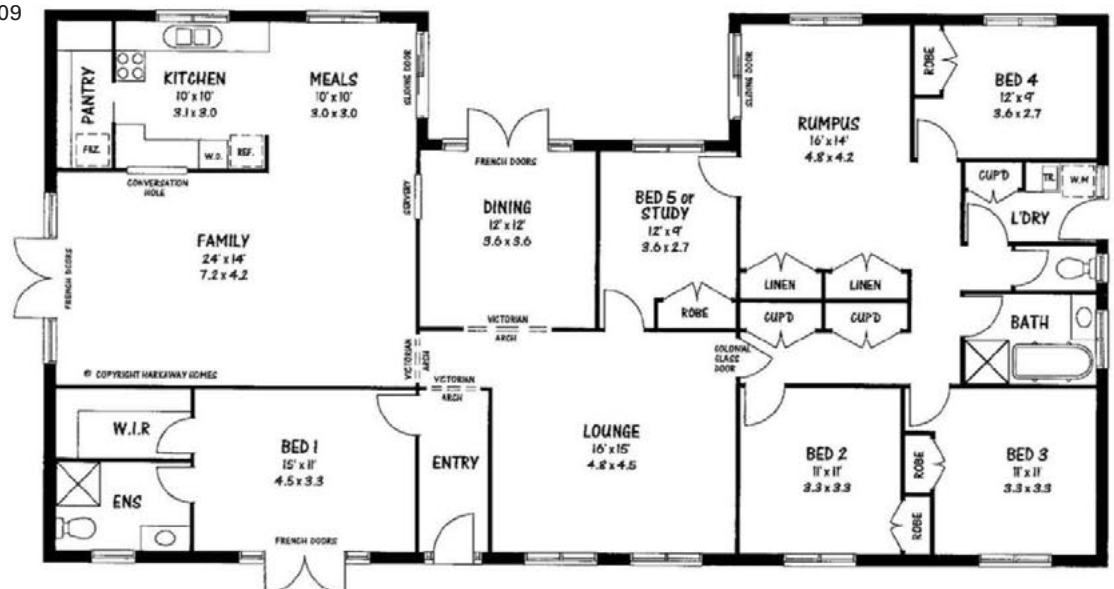
### PAVILION ROOFLINE SERIES

Featured is the Rokeby Pavilion Courtyard, from a range of seven different sizes and floorplans. The 24-square, or 223m<sup>2</sup> home is priced at \$106,847 for the deluxe, lock-up package. The home includes a family room, lounge room, dining room, rumpus room, kitchen with a walk-in pantry, two bathrooms and a laundry.

This authentic, reproduction Victorian home features a wide range of traditional features, including high, exterior walls (12 feet or 3.6 metres), a period roofline, old-world cappings and finishes, high ceilings, casement windows and french doors. The home takes approximately 16 weeks to construct in either brick or weatherboard, with roofing of Colorbond® or old-fashioned galvanised iron.

The home is enhanced with Victorian-ash windows as well as Victorian dress accessories, hardware and fittings. Optional extras include a verandah, 10-foot (3m) ceilings and assorted leadlights.

09



- 05, 06** The Seddon, part of the Victorian Traditional Series.  
**07** Floorplan of The Seddon.  
**08** The Rokeby Pavilion Courtyard, part of the Pavilion Roof Series.  
**09** Floorplan of the Rokeby Pavilion Courtyard.

### CONTACT DETAILS HARKAWAY HOMES

Melbourne sales and display centre:  
 Cnr Princes Highway and Station Street,  
 Officer Vic 3809

Phone: 03 5943 2388  
 Fax: 03 5943 2599  
 Freecall: 1800 806 416  
 Website: [harkawayhomes.com.au](http://harkawayhomes.com.au)



01



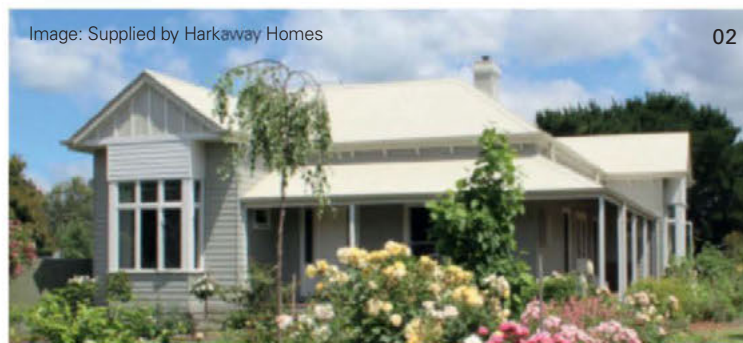
Image: Supplied by Harkaway Homes

# BENEFITS OF A KIT HOME

Cost effective and flexible in design, kit Homes are increasingly the new homeowner's first choice

Image: Supplied by Harkaway Homes

02



**01** Kit Home designs are energy efficient.

**02** A range of kit home designs are available to suit your individual style.

The humble kit home has a plethora of benefits and has thus become an increasingly popular choice for homeowners and builders. Simply speaking, the kit home is defined as a home where most of the major components: flooring, walls and roof, are prefabricated and brought to your site for assembly. The components fit together, hence the name 'kit', and can be assembled by a professional builder or yourself as an owner builder.

The frames are usually made from either timber or steel, depending on what suits your style and budget. Most companies will have a range of standard inclusions as well as some extra additions for you to choose from.

*Build Home Victoria* explores the benefits of choosing this building design.

## COST EFFECTIVE

Kit homes are cheaper to purchase and build than traditional building options due to the nature of the design's manufacturing. As most designs can be erected by yourself, additional savings can also be made because hiring a professional builder is not always necessary. However, as the homes are designed to be quickly set up, if you do decide to hire the help of a professional builder the labour costs will remain low.

## FLEXIBLE DESIGN

There is a range of kit home designs available to suit your individual style and budget. Most companies will even provide you with the option to customise elements of your design or even completely customise your design from scratch. So, whether you are after a contemporary design with luxury inclusions or a simple country retreat, there is sure to be a kit to suit you.

## ENVIRONMENTALLY FRIENDLY

Kit homes tick all of the boxes when it comes to energy efficiency. Current designs meet five-star energy ratings due to the materials used in the design. The frames are also traditionally made from sustainable timber or recycled steel.

## PLENTY OF ASSISTANCE

As kit homes can be erected by the owner builder, most companies offer complete support to their clients during the process, from the initial design choice to complete construction. Building your own home will also provide you with a great sense of achievement as you sit back, relax and marvel at your handiwork.





# A great kit home deserves a great kit floor

## BOXSPAN® Steel Flooring System

**A Boxspan steel flooring system is quick and easy to install for a builder or for the first time owner builder.**

Every Boxspan floor is individually designed for your requirements, cut to size and marked to match the working drawings you receive. The latest innovation to the Boxspan floor system is the “Smart Bearer”. It redefines the meaning of kit by taking it to the next level. Now with pre punched screw holes and printed joist numbers along perimeter bearers, it’s a breeze to locate joist brackets - saving even more time on site.

*“We just followed the plans, after screwing the brackets onto the bearers, everything just dropped into place.”*

**Mike, Owner Builder, Cowra NSW**



The Boxspan steel flooring system is the modern alternative to timber bearers and joists:

- Strong, light and stable
- Won't twist, shrink or rot
- Non-combustible and termite proof

The Boxspan floor system is designed and manufactured by Spantec Systems. With over 20 years of experience, Spantec strive to do all of the thinking for you and make this first stage of your construction as easy as possible.



# SEA-CHANGE AND TRANSPO



The environment wins and so do you with functional and affordable transportable homes

Image: Clifton Mobile Homes



# RTABLE HOMES



As sea levels begin to rise and enviable beachfront properties come under threat, transportable homes are becoming more popular than ever. These once unusual and unorthodox designs are now proving to be an ingenious solution to this pressing problem and are a

convenient alternative for the frequent mover.

Transportable homes are constructed from a variety of different materials to suit your personal style and preferences, taking into account environmentally sustainable building alternatives, budget constraints, efficiency and

the affordability of relocation. Homes can be transported to and from your property by truck.

The following pages highlight the functionality and aesthetics of the transportable home to help you choose one that is perfect for your lifestyle.





# EXCEPTIONAL QUALITY

Designed to withstand the test of time

Sized at 11.5 squares, the Sarsfield is a spacious home that was designed for a retired couple or single. With three bedrooms, an ensuite to the master bedroom, a separate toilet to the bathroom as well as a large verandah and open-plan kitchen, living and dining area, it simply epitomises relaxed living.

Designed and built by Clifton Mobile Homes, the Sarsfield is built from high-quality materials that make certain it will withstand the test of time. This home is constructed using conventional methods, and a steel chassis sub-floor structure ensures easy transportation. Clifton Mobile Homes also incorporates Weathertex Cladding Colorbond® roofing, aluminium windows, tiled splashbacks and quality floor coverings for aesthetic appeal and durability.

## COMPANY PROFILE

Clifton Mobile Homes is a country-based business in East Gippsland that provides transportable homes at an affordable price. Homes are designed to suit any lifestyle and fulfil your desire to live comfortably. Clifton Mobile Homes has a range of standard plans suitable for all lifestyles and budgets. All can be modified to suit your personal needs and preferences, or you can create your own unique design with the team.

Clifton Mobile Homes is committed to excellence and customer satisfaction, providing meticulous attention to detail throughout the planning and construction processes. The company uses quality, experienced tradespeople for every project, creating a stress-free building experience.

## CONTACT DETAILS

### CLIFTON MOBILE HOMES

645 Deptford Road,  
Clifton Creek Vic 3875  
Phone: 03 5157 9339  
Mobile: 0417 136 440  
Fax: 03 5157 9300  
Email: [info@cliftonmobilehomes.com](mailto:info@cliftonmobilehomes.com)  
Website: [cliftonmobilehomes.com](http://cliftonmobilehomes.com)

**01** The Sarsfield.

**02** The Sarsfield is designed with welcoming appeal.

**03** A large verandah adds aesthetic appeal.

**04** Open-plan kitchen for relaxed living.

**05** The home includes an ensuite bathroom to the master bedroom.



02

**PRICE:** From \$157,000

**PRICE INCLUDES:** Quality fixtures and fittings, Weathertex cladding, Colorbond® roofing, aluminium windows, built-in robes, tiled splashbacks, walk-in pantry, floor coverings, kitchen cabinets with laminated doors and postform benchtops plus hot-water units. The home is also plaster-lined and painted and comes with a six-star energy rating. For a full list of standard inclusions visit the website.

03



04



05





# GRANNY FLATS & TEENAGE





# RETREATS



---

Have the family close without compromising on independence by choosing a beautiful granny flat or teenage retreat

The nuclear family is changing and new living circumstances often require additions to the family home. Avoid the hassle and expense of extending an existing home by investing in a granny flat/ Dependent Person Unit (DPU). Whether you are looking to have elderly parents closer to home or are giving teenagers their own personal space, these affordable units are a perfect solution.

Units are designed for people of all ages, from young couples and singles to elderly parents or grandparents. They provide security and comfort for the elderly as they are close to loved ones, where families can provide assistance if needed. Young people also find they are a great option if money is an issue, as they can be built at a low price and then moved when a block of land becomes affordable.

This section showcases the many design options available to find the granny flat (DPU), teenage retreat or detached dwelling that perfectly caters to the needs of your growing family, ensuring security and just enough independence.

---

Image: Swenrick Constructions (Vic)



01



## CUTE AND COSY

Granny flats, dependent person's units and small cottages

Swenrick Constructions is proud of its range of granny flats, dependent person's units and cottages. Swenrick's granny flats are quaint, comfortable and well-appointed residences that contain the latest features and appliances. They are perfect for a retirement villa, backyard cottage or teenage retreat. Prices start from lock-up at \$22,050.

Swenrick has built more than 4000 projects throughout Victoria. The company's policy of design flexibility means clients can tailor plans to suit their own preferences, needs and budget. For your free brochure, call 03 8761 6610 or 5774 7066.

Prices are subject to change without notice.



02



03

**01** Home by Swenrick Constructions (Vic).  
**02** Floorplan of the Lavender Cottage.  
**03** Floorplan of the Miners Cottage 1.

### CONTACT DETAILS

#### SWENRICK CONSTRUCTIONS (VIC)

7/4 Royan Place, Bayswater North Vic 3153

Phone: 03 8761 6610

Fax: 03 9728 8285

Open Monday to Friday 9am to 5pm.

Email: [sales@swenrick.com.au](mailto:sales@swenrick.com.au)

Website: [swenrick.com.au](http://swenrick.com.au)

Display Homes: 7 Buxton-Marysville Road,  
 Buxton Vic 3711

Phone: 03 5774 7066

Fax: 03 5774 7582

Mob: 0447 462 844

Open Monday to Friday 9am to 5pm, Saturday and Sunday and on most public holidays 12pm to 5pm.





*'Montana Attic'*



*'Ocean View Special'*



*'Miners Cottage'*



*'Woolamai On Display'*



*'Ocean View'*



*'Selby Special Split Level'*



*'Warranwood On Display'*

**Swenrick** building throughout Victoria for over 40 years to lock up or completion. Over 100 floor plans and designs to choose from or we can custom build to suit your requirements.

**Montana \$33,925\*** built to Lock up. Also available in Kit Form.

\*Prices are subject to change.

For your free brochure please call (03) 8761 6610 or (03) 5774 7066

**DISPLAY CENTRE OPEN 7 DAYS A WEEK 7** Buxton Marysville Rd, Buxton Vic 3711

p: 03 5774 7066 f: 03 5774 7582 m: 0447 462 844 e: sales@swenrick.com.au www.swenrick.com.au  
WEEKDAYS from 9.00am to 5.00pm, WEEKENDS & most PUBLIC HOLIDAYS from 12.00pm to 5.00pm

**ADMINISTRATION OFFICE** 7/4 Royan Place, Bayswater North Vic 3153

p: (03) 8761 6610 f: (03) 9728 8285 WEEKDAYS from 9.00am to 5.00pm



[www.swenrick.com.au](http://www.swenrick.com.au)







Living spaces with modern lines and classic features

If it's a new home, backyard cabin, granny flat, poolside room, entertaining area or teenage retreat you are looking for, Classic Cabins can provide the ideal, cost-effective solution.

Why go through the headache of renovating your existing property to include an extra small room, when Classic Cabins offers both businesses and individuals a highly affordable way to purchase and construct a separate, self-contained building that can be adopted for various uses? The modular design of the cabins allows for a fast and hassle-free installation.

For 30 years, Classic Cabins has been refining a simple method of constructing specialised kit form units through consultation with individual customers. Clients can have the freedom of constructing units themselves made with prefabricated panels that bolt together, with the choice of a kit form unit, installed to lock-up, or having the unit installed to completion.

Classic Cabins can also look after the interior

design requirements, as well as coordinate and organise carpet, tiling and window furnishing.

While Classic Cabins can custom-design each unit to suit individual requirements, the typical design includes a bedroom, bathroom, kitchen and sitting area. The company also specialises in western red cedar exterior cladding and also offers a selection of alternative cladding options. A feeling of space is achieved through the clear-span cathedral ceilings with the added benefit of a six-star energy rating.

For further space-saving, the Attic Cabin range is designed with a 45°-pitch roof, providing a functional and attractive option that utilises the roof for additional storage space.

Classic Cabins also supplies a range of transportable cabins. These state-of-the-art designs are constructed in a controlled factory environment and are delivered to the site ready to connect to all services.

The real benefit of these units is the hassle-

free nature of the design and installation on your property. Working closely with Classic Cabins, homeowners can create a custom-design that is made specifically for their needs and then have it constructed faster than building on-site. If you prefer the ease of simply choosing one of the company's innovative designs, there are more than 30 different floorplans available in the Designer Cabin range that can be made to complement your home or property.

#### CONTACT DETAILS CLASSIC CABINS

Phone: 1300 120 110

Fax: 03 9738 4970

Email: [sales@classiccabins.com.au](mailto:sales@classiccabins.com.au)

Website: [classiccabins.com.au](http://classiccabins.com.au)

**01** Classic Cabins can custom design each unit to suit individual requirements.





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We have the solution



CONTACT US NOW TO DISCUSS  
YOUR REQUIREMENTS OR  
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Sat by appointment

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**Ph 1300 120 110**  
[classiccabins.com.au](http://classiccabins.com.au)

Live | Sleep | Work | Play



- Units can be supplied in 3 optional construction stages – Kit Form, Lock-up, or Complete
- Large range of Cabins, Bungalows, Studios & Sleepouts, Home office, Pool side room, Attic garage
- Pre-manufactured panels delivered to site, ready to bolt together
- Ideal for Backyard Cabin, Granny Flat, Extra Room, Principal Dwelling



# UNIQUE BUILDING PRODUCTS



Image: Spantec Systems

Make your property  
your own with unique  
building products





There is an amazing selection of building products on the market these days that will help you build an energy-efficient home with great aesthetic appeal. The simple use of a unique building product can be the final touch to making your home extra special. Whether you are a city dweller or a country resident,

there is a building product for you. Unique building products not only help to individualise your home and give it the look and feel you want, they also make the home more functional for your specific site needs.

We live in a vast country with varying climates and environmental conditions, so no one building system

will be the ideal solution for every place. Unique products allow you to create the home you need in the area you want. On the following pages, we spotlight a few companies that will put the finishing touches on your project and ensure that your home is durable enough to withstand the test of time.





# SPANTEC DOES THE THINKING FOR YOU

Spantec Systems has taken its Boxspan steel kit floor system to a new level

For 20 years, Spantec Systems has been designing steel-flooring systems for builders and owner-builders with a view to making things on-site as simple as possible.

Spantec takes your floorplans and designs the most efficient and economical flooring system for your requirements. The floor is delivered to the site as a complete package, with all brackets and screws and detailed working drawings of how the floor fits together. All bearers and joists are cut to length and are marked to match the drawings.

The simplicity of the system has made it possible for owner-builders to save on costs by putting it together themselves. Or, if they choose to use a builder, they still save due to the speed of installation.

Owner-builder Mike Williams had the full kit experience, starting with the Boxspan steel flooring

system, when building a Paal kit home in Cowra in the Central Tablelands of NSW. “We were so pleased with how everything went together — it’s like magic!” Mike says. “It saved us a lot of money because we did the work ourselves, with my wife Sheena and son Cameron. “We just followed the plans and after screwing the brackets onto the bearers, everything just dropped into place.”

That was Mike’s experience before Spantec’s latest development, the Smart Bearer, which still comes cut to length but now has pre-punched screw holes for locating and fixing joist brackets, along with printed joist numbers for even quicker installation.

The new technology uses information from the CAD drawings to mark the bearers with locations and joist numbers (matching the working drawings), and to punch the bracket holes — all

done automatically during the manufacturing process.

## **STRAIGHTER, STRONGER, SIMPLER FLOOR**

Mike was also impressed with the high quality and strength of the Boxspan beams. “I’m fastidious and drove my wife crazy, but I was able to get the floor squared off within millimetres,” he says.

Because they are made from high-tensile steel, Boxspan floor frames are very light yet very strong. Manufactured to a tight tolerance, they make it easy to build a level floor, ensuring a perfect start for the building frame above.

Boxspan floor beams are a great alternative to timber as they won’t shrink, twist or rot, so there are no problems with squeaky floors, cracked cornices or doors and windows that stick.





**01** Steel frames are termite-proof and fire-resistant, making them an ideal alternative to timber.

**02** The floor is delivered to the site as a complete package.

**03** The light weight of Spantec beams, combined with their effortless assembly, makes them suitable for owner-builders.

**04** The simplicity of the system has made it possible

for owner-builders to save on costs by putting it together themselves.

**05** Smart Bearer now has pre-punched screw holes for locating and fixing joist brackets, along with printed joist numbers for even quicker installation.

**06** Spantec takes your floorplans and designs the most efficient and economical flooring system for your requirements.



The beams have similar dimensions to those of standard timber beams and are produced to controlled tolerances. They are manufactured to exact lengths but, if necessary, can easily be cut on-site using simple tools such as a drop saw or circular saw with a friction blade. The wide range of brackets and accessories makes these an easy substitute for timber in most applications.

Boxspan comes in a range of sizes and gauges, ensuring an economical beam selection can be found for every project.

#### **PERFECT FOR SLOPING AND BUSH SITES**

On sloping sites, the Boxspan steel flooring system eliminates the need for cutting, filling and compaction. And there's no need to repair the site with expensive landscaping and retaining walls —

an often-overlooked cost in the building process. Spantec also supplies an adjustable, steel-pier system called Ezi-pier, which again makes the installation process easier and quicker (no need to wait for a bricklayer to put up piers).

Mike also had to consider what products to use given he was building in a bushfire-prone area. "I felt comfortable using steel as we were building in a BAL 12.5 zone."

Steel is non-combustible and termite-proof, which makes it ideal for building in the bush. If you are building in a bushfire zone, Spantec can help with the design, including BAL 40 regulations. The company's extensive design knowledge has been developed from fire tests conducted by the CSIRO in conjunction with the National Association of Steel Housing (NASH).

It doesn't matter whether you are an owner-builder or a builder, Spantec walks you through the process. The design information prepared for you includes detailed CAD drawings with state-of-the-art 3D models that allow you to "walk through" the frame on your computer. Your floor system arrives on-site as a complete kit, ready for installation.

#### **CONTACT DETAILS**

##### **SPANTEC SYSTEMS PTY LTD**

17 Drapers Road, Braemar (Mittagong) NSW 2575

Phone: 02 4860 1000

Fax: 02 4872 1616

Email: [sales@spantec.com.au](mailto:sales@spantec.com.au)

Website: [spantec.com.au](http://spantec.com.au)





# A SOLID SOLUTION

Building with the best

Building your new home is an exciting venture, one that takes time and careful preparation. It is therefore essential that you choose to build with only the best materials and products available.

A solid floor is a vital component of constructing a solid home. Luckily, MEGAjoist™ has launched a new, cost-effective, environmentally friendly, long-span floor joist and rafter system. The new system is easy to install and provides ready-made service penetrations. It is available in pre-ordered lengths and can be docked in the factory or on-site as required.

The patented product uses solid timber flanges, and intermediate timber webs that are glued together to act as a solid element. This means that the joist acts more like a timber beam

than a truss, thus giving the completed floor system a more solid feel.

The floor joists have large service penetrations that all line up allowing for easier installation of the plumbing and electrical services. The product is easy and safe to handle as there are no sharp edges or plates that can strip wires or injure workers.

Pre-fabricated end blocks that simply slide between the joist ends on the supporting walls are designed to support structure raking loads and allow for easier installation. H3 treated pine is used for external applications such as decks and pergolas.

The top flanges can be raked from one to five degrees, depending on the rafter length, in order to provide a cost effective roof structure. A pre-

fabricated notch can be provided for the required box gutter.

A free quote can be provided on a job-by-job basis and the quote includes delivery, prefabricated end blocks, strong backs and ancillaries as optional extras.

## COMPANY PROFILE

Currently based in South East Melbourne the team at MEGAjoist are committed to providing quality products at an affordable price with excellent customer service.

The engineering, design and certification of the product is undertaken by chartered, professional engineers giving customers peace of mind. MEGAjoists are fully tested prior to market release, ensuring a strong and durable product is supplied.



**CONTACT DETAILS****MEGAjoist**

Factory 6/12 Trewitt Crt, Dromana 3936

Phone: 03 5981 4960

Mobile: 0488 772 117

Email: darren.h@ausengsol.com

Website: megajoist.com.au

**01** A solid floor is a vital component of constructing a solid home.

**02** The new system is easy to install.

**03** A free quote can be provided on a job-by-job basis.

**MEGAJOIST TICKS ALL THE RIGHT BOXES**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> 100 per cent Australian made                       | <input checked="" type="checkbox"/> Ready-made service penetrations |
| <input checked="" type="checkbox"/> More solid than conventional floor or roof trusses | <input checked="" type="checkbox"/> Great strength and durability   |
| <input checked="" type="checkbox"/> Environmentally friendly                           | <input checked="" type="checkbox"/> Little or no lead time          |
| <input checked="" type="checkbox"/> Very easy to install and cost effective            | <input checked="" type="checkbox"/> Fully site dock-able            |
| <input checked="" type="checkbox"/> Foot trafficable top and bottom flanges            | <input checked="" type="checkbox"/> Engineer designed and certified |
|  | <input checked="" type="checkbox"/> Free quotes                     |

**Thinking about a  
cost effective and solid  
long span floor joist  
and rafter system?**

**THINK ONCE,  
THINK TWICE,  
THINK ...**

**MEGAjoist™**

**CONTACT US**

Phone: 03 5981 4960

Email: [info@megajoist.com.au](mailto:info@megajoist.com.au)

**[www.megajoist.com.au](http://www.megajoist.com.au)**

**INTERSTATE AND COUNTRY  
VICTORIA LICENCEES WELCOME**





# THE SMART WAY TO BUILD

Make big savings on building and energy costs while doing your bit for the environment with this remarkable building system

This large, three-storey, 105 square home was built by Trevor and Megan Ryan on Phillip Island. It features many curved walls and is an excellent example of what can be achieved with the Thermacell building system.

Commercial builders are learning what many owner-builders have known for years — that Thermacell, the fire-retardant polystyrene formwork used for casting concrete structures, is the smartest, safest, easiest and most cost-effective way to build. After completing the home on Phillip Island, Trevor says he would recommend Thermacell. “I have no hesitation in recommending Thermacell and I’ve done so to friends and other owner-builders. As owner-builders ourselves, we found Thermacell to be a fantastic building product. Its noise and insulation factors have proven to be better than expected.”

Thermacell blocks have keyways top and bottom and push together like Lego blocks. The

flame-retardant and vermin-resistant blocks are hollow and filled with concrete, meaning the strength of a Thermacell building far exceeds that of any other type of building system.

Thermacell homes are virtually maintenance-free and the cost is comparable with brick veneer, but that’s where the comparison ends. Brick veneer and double brick cannot match the quality, strength, acoustics and insulation obtained by building with Thermacell. The reinforced concrete walls don’t expand or contract, meaning no expansion joints are necessary. The walls never move and no cracks ever appear in the plaster sheet on the inside of the walls.

## **SUPERIOR INSULATION AND EASY CONSTRUCTION**

Thermacell provides your home with sound insulation between rooms and from noisy streets and, because of the superior insulation qualities,

smaller heating systems are required and air-conditioning is seldom necessary. Energy savings can be about 50 per cent using Thermacell and up to 80 per cent using double-glazed windows as well, when compared with the average uninsulated brick-veneer home.

Owner-builders with no previous building experience will find the product easy to work with and very cost-effective. “If you decide to mix and pour the concrete yourself, filling the blocks a couple of rows at a time, you won’t need to brace the walls,” says owner Geoff Bennett. “This will save you a lot of money, as hiring braces is a big additional cost. Thermacell can be pumped in one go, up to three metres in height at a time.”

## **FIRE PROTECTION**

Thermacell is a strong formwork made entirely from fire-retardant materials such as concrete, polystyrene and steel. Instead of a flammable timber frame, a



**01** External view of Trevor and Megan's finished home.

**02** The system boasts up to eight times

the strength of a standard brick veneer.

**03** Polystyrene blocks are filled with concrete to guarantee long-term

strength and insulation.

**04** Owner-built three-storey home.



steel-reinforced concrete core is used so that both the exterior and the interior walls are concrete-filled. Furthermore, the concrete core has no cavity, meaning there is no space for white ants to build nests or for fire to travel up to the ceiling.

To further protect the home from fire, the exterior can be rendered with acrylic cement, which has an additional one-hour fire rating.

Owner and managing director, Geoff Bennett, explains that for bushfire-prone areas, Thermacell's walls can be "battened and covered with a fireproof board such as Promat, making it unlikely that fire would ever penetrate the walls".

These materials and procedures used by Thermacell are especially utilised to make the home as fire-resistant as possible.

#### COMPANY PROFILE

Thermacell has been in business for 24 years and boasts a faultless record. No home built

out of Thermacell has ever failed. Owner and managing director Geoff Bennett likes to meet customers at his own Thermacell home in Somerville, which houses the head office and storage facility.

"We are happy to show customers our home and introduce them to all facets of our system," he says. "We can refer them to contractors if they wish to have their buildings built for them, or we can oversee owner-builders at their sites. We also provide a lot of advice over the phone at all hours."

Trevor Ryan experienced Thermacell's exceptional customer service firsthand. "When we began the project, Geoff from Thermacell came down and delivered the blocks and helped us get started on using the Thermacell blocks. He also liaised with our engineer on numerous occasions," he relates.

This level of personalised service, combined

with the reduced costs, ease of construction, environmental and cost-saving factors, means you can't go past Thermacell when building. The system is popular in Europe, where it has been used since 1932, and has many commercial applications including houses, commercial buildings, swimming pools, fences and retaining walls.

Visit the Thermacell website to learn more about the product that's revolutionising the building industry and letting Australian owner-builders create their dream homes.

#### CONTACT DETAILS

##### THERMACELL

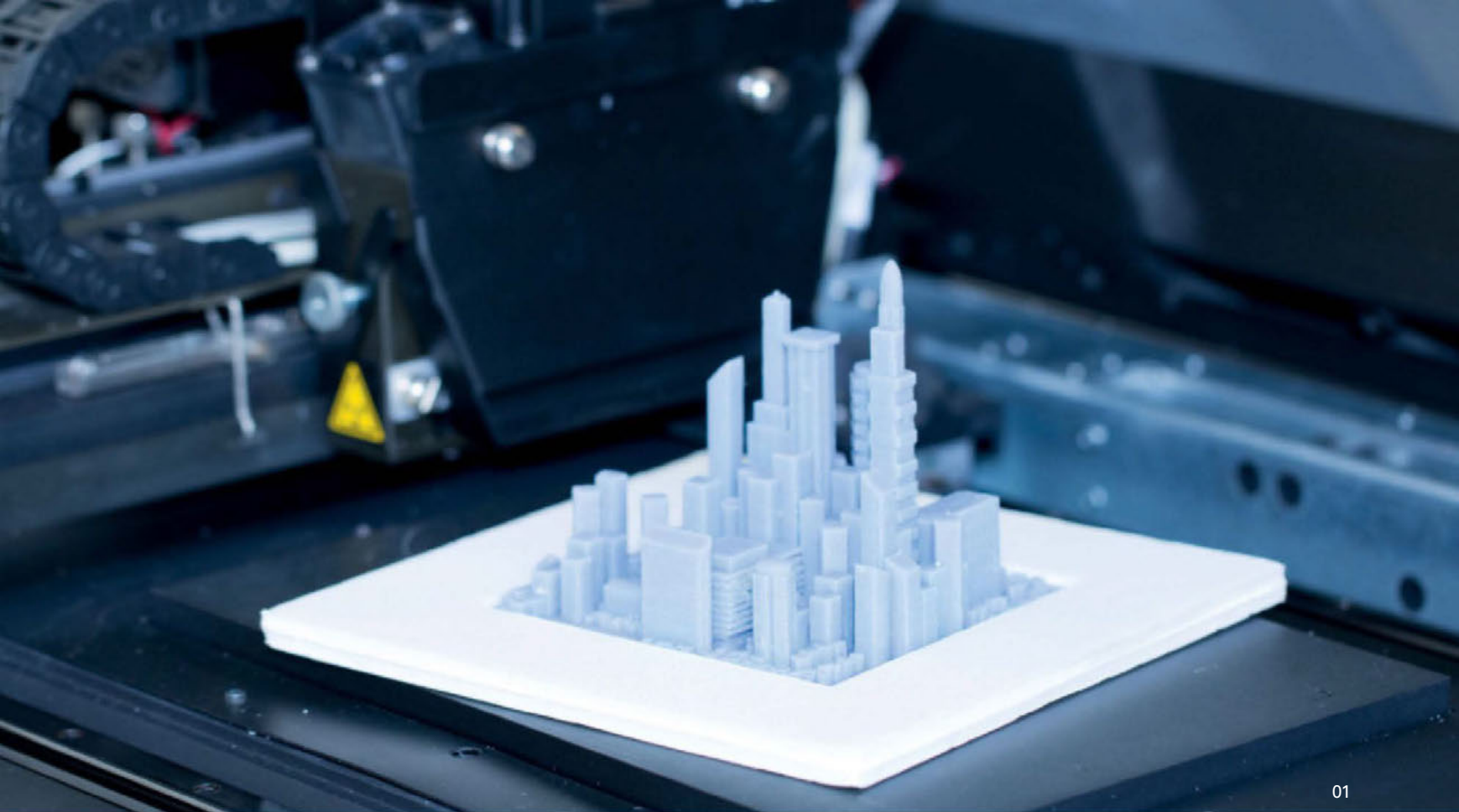
PO Box 447, Somerville Vic 3912

Phone: 03 5977 7996

Email: [info@thermacell.com.au](mailto:info@thermacell.com.au)

Website: [thermacell.com.au](http://thermacell.com.au)





01

# BUILDING OF THE FUTURE

## IS THE 3D PRINTER THE NEW ESSENTIAL TOOL FOR BUILDERS?

So we have all heard the term 3D printing thrown around more and more frequently. Most recently, we would have heard it in regards to the private firm in China, WinSun, that used 3D printers to make 10 full-sized, detached, single-storey houses in only a day. An impressive accomplishment not only in terms of the speed of production but also the reduced costs these buildings required.

The standalone buildings were made from

recycled mine tailings instead of the usual, labour-costly natural stone. By using recycled materials, construction workers were spared from working in hazardous environments whilst the project proved that companies can save on mining costs.

Impressive isn't it? However, as with any developing technology, along with remarkable innovation comes a share of scepticism and fear. *Build Home Victoria* (BHV) visited the Melbourne University, Digitisation Centre to clear up some misconceptions about the 3D printing

phenomenon, and investigated how this could one day be an asset to the building industry.

## WHAT IS 3D PRINTING?

3D printing is an additive-manufacturing process that works by gradually dispensing material, layer by layer, through a nozzle to eventually build up a fully formed, three-dimensional product. The layers are automatically fused together throughout the process and the layer thickness can be varied between printers and printing materials. A computer program manages the building (printing) process based on a 3D design file called CAD (computer-aided design).

"It is really that simple," says Bernard Meade of Melbourne University. Bernard works with Innovation and High Performance Computing, ITS Research at the University, and was kind enough to show *Build Home Victoria* around the facilities and 3D printers in the University Digitisation Centre.

"The great thing about this is that you can create any shape you want," says Bernard. 3D printing gives freedom to produce complex objects that would otherwise be near impossible in the current conventional building process.

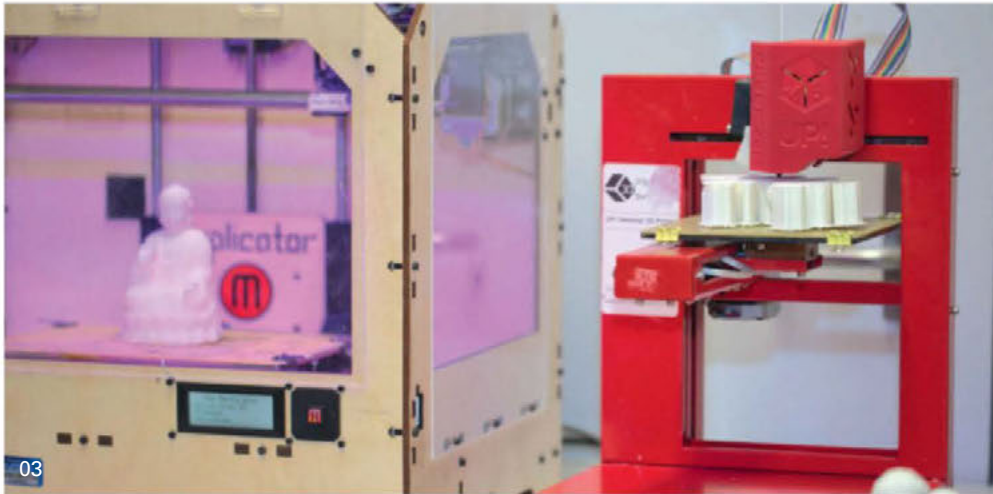
The materials used can vary greatly with the most common including plastics, ceramics, sand, metal and even wood. Using recycled materials such as those used by WinSun, is one of the benefits of these printers as less to no waste is produced as an end result.



02

Images: Supplied by Melbourne University Digitisation Centre





### WHAT ARE THE BENEFITS?

There is a plethora of benefits to this advancing technology which can not only be noted within the building industry but also across the medical, engineering, manufacturing, beauty, fashion and design industries. BHV investigated four of the top advantages.

#### LESS WASTAGE

Unlike traditional manufacturing methods, which rely on cutting or moulding materials to create the desired product, the additive style of 3D printing means little-to-no waste is produced as a by-product. This process also utilises less energy during the production process compared to the current methods. All this, of course, means there will be a lesser effect on the environment as well.

#### MANUFACTURING COSTS

The fewer materials wasted means more money in the pockets of the manufacturer. However, the ultimate saving is attained through lower packaging and shipping costs as products can be produced on the required premises. Raw and recycled materials are also cheaper to use and readily available, essentially making progressive companies more profitable.



#### SPEED OF PRODUCTION

Speed is one the benefits that is still largely a work in progress. Currently the rate of production is comparatively slow, yet as technology continues to develop at a rapid pace it won't be long before this becomes one of the main advantages.

#### DESIGN COMPLEXITY

This is one of the exciting features of 3D printing as intricately complex products can be produced based on designs scaled to the exact shape and size desired. In fact the option of photographing or scanning a space then ordering to configure the perfect scale and dimensions of a product, is currently being tested. "Things like fitting a door can be perfectly done," says Bernard referring to a common building problem. Imagine taking a photo of a door frame space, popping it into the computer, and then printing the perfectly sized door without the need for manual measuring. Now imagine the shapes and styles you could easily produce.

### IS THIS THE FUTURE?

3D printing is not as new as we think it is; the technology was first developed in the mid-1980s by Chuck Hull, co-founder of 3D systems. It has quickly developed over the past few years with commercial start-ups such as Makerbot, thrusting the technology into the spotlight.

So, could 3D printers be the innovative building tool of the future? "The answer is essentially yes" says Bernard. "In terms of simple building concepts — taking a material and putting it into places where you would like it — then yes, they can already do this," he says. In fact, 3D printers aren't as far from you as you think with many small 3D printers currently available for purchase at stores like Officeworks. There are even many CAD designs available for free on the Internet so users can create things at home.

Of course it is difficult to stipulate exactly



### THE MELBOURNE UNIVERSITY DIGITISATION CENTRE

The Melbourne University Digitisation Centre (UDC) is a part of the Digital Scholarship team in the Library-Research Program. UDC provides a range of digitisation services to the University community.

#### SPECIAL CREDITS:

- **Bernard Meade** – Innovation and High Performance Computing, ITS Research, University of Melbourne
- **Joe Arthur** – Coordinator, University Digitisation Centre, University of Melbourne
- **Adrian Di Lorenzo** – Administration and Support, University Digitisation Centre, University of Melbourne
- **Ben Kreunen** – Administration and Support, University Digitisation Centre, University of Melbourne

when these 3D printers could be another tool in the tool box for builders. "Two years ago **Melbourne University didn't own any 3D printers**," says Bernard. Now, thanks to Bernard and the Digitisation Centre, the university has several and is working with printing designs of various complexities for different faculty purposes.

"Builders should not be afraid of the 3D printer," says Bernard describing the technology as an advantageous tool for builders. Furthermore, Bernard comfortably adds that by the time these become the norm they will be user friendly; and the transition will be as smooth as that of feature phones to smart phones.

**01** 3D printing gives freedom to produce complex objects.

**02** Intricately complex products can be produced based on designs scaled to the exact shape and size desired.

**03** 3D printers can range in

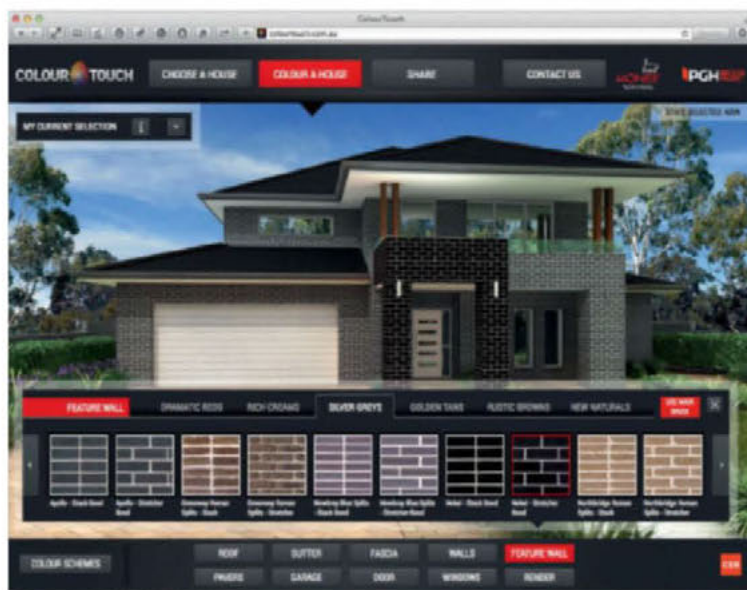
size from small desktop to industrial sized machines.

**04** Bernard Meade — Innovation and High Performance Computing, ITS Research, University of Melbourne.

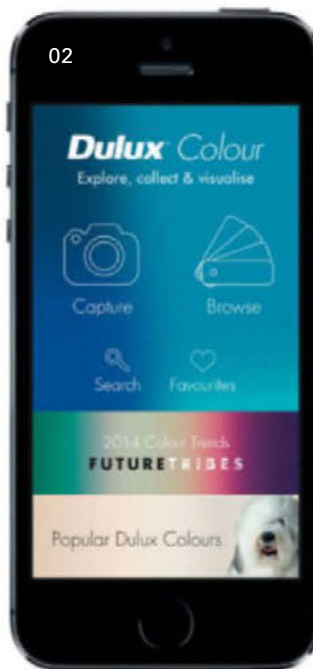
**05** 3D printing is an additive manufacturing process.



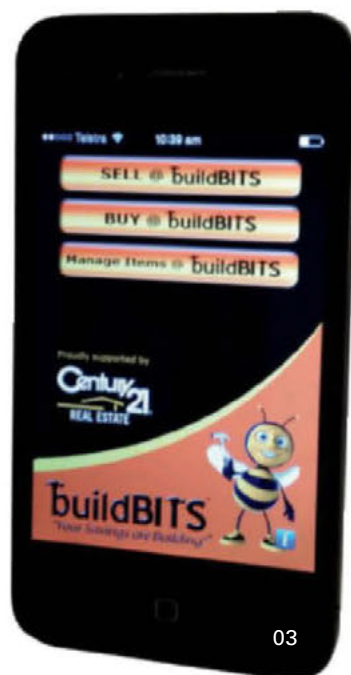
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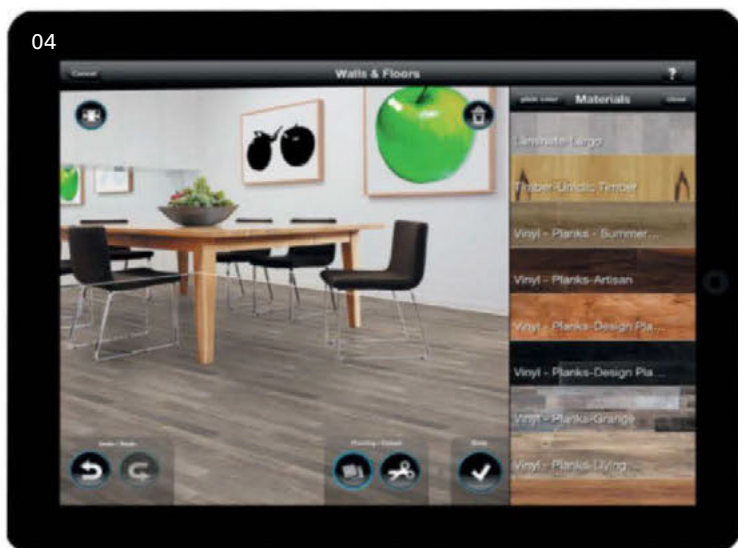
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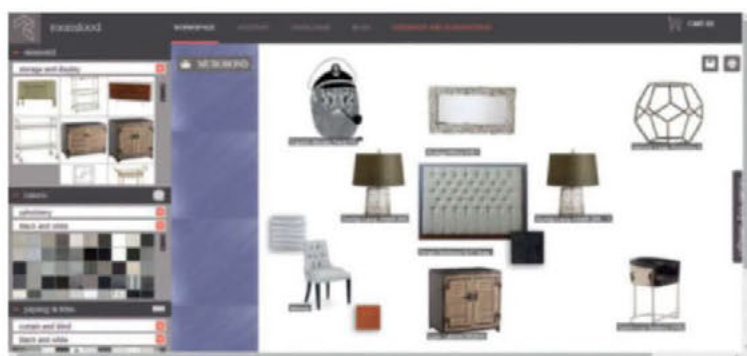
# TECHNOLOGY TALKS

The latest technological innovations for home building and design

04



05



**01** The ability to create and visualise the exterior of your new home before the first brick has even been laid is now possible with the new online tool, ColourTouch from Monier Roofing and PGH. The online tool provides homeowners with the option to choose from a range of pre-selected colour schemes or to design their own for either a single- or double-storey home. For more information on ColourTouch and to design your own colour scheme visit [colourtouch.com.au](http://colourtouch.com.au) **02** The new Dulux Colour App makes the painting process for homeowners and renovators simple. The 'Colour Capture' function allows you to snap up colour inspiration while you're on the move, or the 'Browse Colour' function lets you browse through over 4,500 colours. Use the 'Visualise Colour' function to see how the colours will look in your interior or exterior settings. Once decided, pop into your nearest store to make your purchase. Download the free Dulux Colour App by visiting [dulux.com.au/DuluxColour](http://dulux.com.au/DuluxColour) **03** buildBITS™ is your online resource for buying and selling building materials and products for free! Save time and money by using Australia's premium building website for unwanted building materials and products. This innovative website is easy to use and is designed to be used by builders, DIYers, renovators and the general public, increasing your opportunity to both buy and sell used, recycled, new, excess stock and unwanted building materials and products. You can download the buildBITS™ App to easily upload items for sale instantly, no fees or commissions, once you register at [www.buildbits.com.au](http://www.buildbits.com.au) **04** The 3D Design Studio iPad App by Carpet Court helps renovators create virtual 3D rooms to see which Carpet Court flooring options best suit their space. The app allows users to upload pictures of their own home, or choose from a selection of room designs, and experiment with Carpet Court's extensive product range. The 3D Design Studio gives users the freedom to experiment with colours, styles and products because they can simply start fresh with a new room if they don't love the look. Download the 3D Design Studio from the app store or use the online version at [carpetcourt.com.au](http://carpetcourt.com.au) **05** roomfood is an online design suite that gives you access to interior design products and materials, allowing you to literally design your own unique furnishings. You can also create your own mood board using items from some of Australia's best designers, manufacturers and artists. roomfood gives you access to products from more than 30 world-class suppliers including Ralph Lauren, Designers Guild and Zepel Fabrics. To experience what roomfood can offer visit, [roomfood.com.au](http://roomfood.com.au)





# PLAY IT COOL

The latest innovative products to keep you cool this summer

**01** ECONAVI Reverse Cycle Inverter Air Conditioner, (CS/CU-E28PKR) is from the new ECONAVI deluxe range. This air conditioner is for those hot summer months and features advanced energy-efficiency and nanoe-G air purifier and Mild Dry Cooling function. The system is user friendly, easy to set-up with quiet operation. For more information, visit [panasonicair.com.au](http://panasonicair.com.au) **02** Ozmist has the perfect solutions to stay cool this summer with their latest range of PatioMist Cooling Fans and Low Pressure Misting Fans. These trendy fans are perfect for the home as they can instantly reduce harsh summer heat and even keep flies and insects at bay. For a dealer in your area, please call Ozmist on 1300 306 478. **03** The new KMCA Lifestyle Range is one of the most energy-efficient series of wall-mounted air conditioners Fujitsu General has on offer. The flagship ASTG09KMCA model boasts a range of features including Fujitsu's own high-density multi-path heat exchanger, a DC fan motor and a human sensor control. Designed to meet the needs of contemporary homes, the Fujitsu General Lifestyle Range offers homeowners and renovators a supremely efficient and stylish indoor comfort solution from Australia's favourite air. For more information, visit [fujitsugeneral.com.au](http://fujitsugeneral.com.au) **04** The Odyssey is an Australian designed and manufactured, innovative, energy-saving, home-cooling system that will reduce your energy bills, improve the comfort level of your home and, as an added bonus, improve indoor air quality. The Odyssey is intelligently designed to provide fast and effective relief from heat that builds up in the fabric of your home during the day by releasing the hot air from your roof space and reducing the heat absorbed through your home's ceiling. For more information, visit [odyssey.com.au](http://odyssey.com.au) **05** Panasonic is a pioneer in energy efficiency and the launch of the new ECONAVI Deluxe Wall Controller brings Panasonic's exclusive market-leading technology to the commercial arena. The Panasonic Deluxe Wall Controller for Ducted and VRF is the perfect addition to keep your home cool this summer. For more information on the Panasonic 2014 air conditioning range, please visit [panasonicair.com.au](http://panasonicair.com.au)





# CLADDING, COATING AND



Offering great versatility, facade systems are an excellent way to personalise and polish the look of your home

Image: Hoobler Stone



# RENDERING



With flexible options to individualise your design, facade systems are a great way to transform your home. The materials used on the facade can make a great difference to how the home blends with its surroundings, be it a city street or a country retreat.

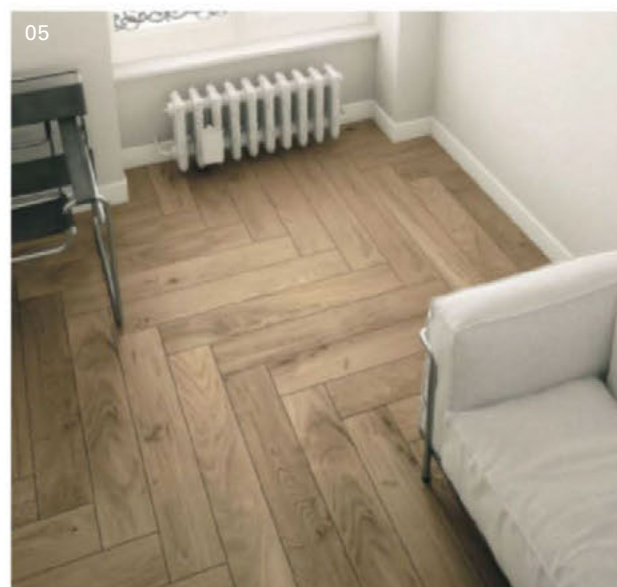
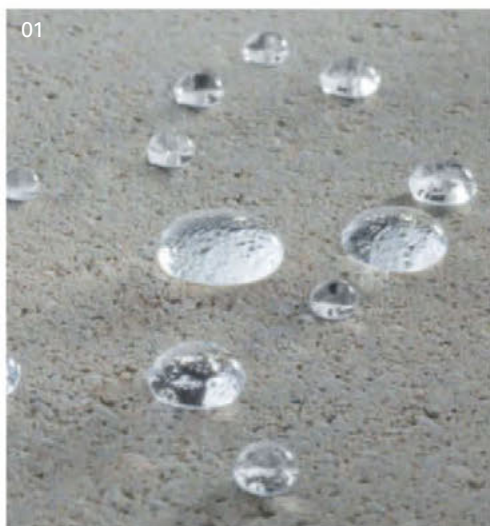
Experience and enjoy a fresh, new-look home without the hassle of moving or rebuilding. There

are now many great choices in colours and textures of facade systems to match perfectly with your home's existing style or to help give it a new look. Options such as brick, timber shingles, weatherboard, uPVC boards, stone, render, concrete, corrugated steel, blueboard and polystyrene cladding provide aesthetic appeal, plus

various benefits for coping with the local climate.

On the pages following, we explore some new trends in cladding and examine options for creating a more traditional look for your home's facade, whether it be restoring an old home with wooden shingles or adding weatherboards to create a quaint appearance.





# BUILDING BASICS

The latest building essentials plus a few other luxuries to make your home your own

**01** Rust-Oleum® NeverWet is the revolutionary new class of surface protection that causes liquids to form nearly perfect spheres, which roll away keeping items clean and dry. It also guards virtually any surface against corrosion and wear caused by exposure to moisture and is suitable for application on a wide range of materials. A two-step, spray-on application, NeverWet dries to a flat, lightly frosted finish and is touch dry within 30 minutes of the final top coat. NeverWet is available from Bunnings Warehouse and independent hardware stores. **02** Gyprock® has introduced the stylish Aria™ to its range of cornice profiles. Smooth and streamlined with clean, elegant lines, Aria plays well into the minimalist aesthetic and is the perfect accent to any modern home. Gyprock cornice can be installed on plasterboard, fibrous plaster or cement-rendered surfaces. Cornice is a cost-effective way to create great ambience at home and is extremely easy to cut, join and paint with no special tools or fixing equipment required. For more information, visit [gyprock.com.au](http://gyprock.com.au) **03** The GB Aspect range is the latest in premium masonry blocks from Austral Masonry. The block features three horizontal lines through the face giving it an eye-catching and contemporary appearance. Produced from the finest sands and aggregates which have been combined in Austral Masonry's unique oxide and sand mixing process, the range is available in two distinct finishes. For more information, visit [australmasonry.com](http://australmasonry.com) **04** Turn heads with the new Vibrant Splits collection from PGH Bricks & Pavers. These funky new Splits will offer a striking welcome to any residential or commercial project and are available in seven striking colours. The Vibrant Splits are 50mm in height instead of the standard 76mm, complementing the existing Vibrant collection. For more information, call 131 579 or visit [pghbricks.com.au](http://pghbricks.com.au) **05** The Amareno Tile Range is Amber's newest range of timber-looking tiles and pavers. With an intricate, natural-wood design, the new range has the durability of glazed porcelain with the look of beautiful timber, and is available in White, Birch, Grey, Walnut and Blackbutt. The Amareno range is the newest addition to Amber's existing collection of popular timber design products including the Italian Atelier tile, Doga Sandal tile and the Timberstone paver. Amber's new timber-inspired products are available in stores across Australia. For more information or to find a store, visit [ambertiles.com.au](http://ambertiles.com.au)



# Hoobler Stone

## HELPING TO PROTECT HOMES IN BUSHFIRE AREAS

In March 2009, the Building Commission in Victoria released the 'New Residential Building Standard' to improve the ability of buildings to withstand a bushfire attack.

The specification of non-combustible materials for external walls includes the use of aerated concrete products fixed as detailed in 'A Guide to Building in Victoria after the Bushfires', Building Commission Victoria.

Hoobler Stone is a non-combustible aerated concrete product that provides a unique finish whilst helping to protect from bushfire attack.

Using strong, lightweight cement, the stone is cast in moulds taken from natural stone. Hundreds of different shapes are produced in a range of textures and colours then individually fixed into a mortar bed to create the appearance of solid stone construction. It is colour-fast, weatherproof and maintenance free.

Consistently chosen by home owners and building and landscaping professionals for its 'natural look', Hoobler Stone has proven its quality and durability with the test of time.



### The Hoobler Stone Advantage

- Proudly Australian made and owned since the early 1970's
- Complies with requirements for building in Bushfire Areas
- Stones are flat-backed, light-weight and easy to apply
- No special ties or footings are required
- Striking range of colours and textures
- Colour-fast, weather proof and maintenance free
- Can be colour matched to suit special requirements
- More cost effective to purchase and apply than natural stone



### Hoobler Stone Factory & Showroom

**NEW ADDRESS – 42 Buckley Grove, Moolap, Geelong, VIC, 3224**

**T: (03) 5248 6988 / F: (03) 5248 6944 / M: 0409 160 262 / E: [info@hooblerstone.com.au](mailto:info@hooblerstone.com.au)**

**[www.hooblerstone.com.au](http://www.hooblerstone.com.au)**





# BEAUTIFUL, TIMELESS, ACHIEVABLE

Protecting homes in bushfire-prone areas

Building with stone has never been more achievable or affordable than it is with Hoobler Stone, a reconstituted stone veneer.

In production for nearly 40 years and compliant with the new Victorian building regulations for BALs (Bushfire Attack Levels), Hoobler Stone has earned respect within the building and landscaping industries for its “natural” look and ability to weather the harsh Australian climate.

Hoobler Stone is a cement-based product made in moulds cast from natural stone. Hundreds of different shapes are produced in a variety of textures and colours, creating a classic and contemporary range to suit many architectural

styles. It’s strong, colour-fast and maintenance-free.

The stone can be applied to almost any type of wall surface, including timber, brick, concrete or fibro. Each piece of stone is randomly fixed into a mortar bed to create the appearance of solid stone construction. And because the stone is flat-backed and applied without ties or special footings, there is greater freedom of design than when using heavier natural stone.

An ideal cladding for domestic, commercial and industrial buildings, Hoobler Stone will add character and individuality to apartments, townhouses, new homes, resorts, hotels, office complexes, shopping centres, aged-care facilities, factories, wineries and restaurants.

For exterior walls, Hoobler Stone makes a striking feature on pillars, entertaining areas, garden sheds, water features, fences and gateposts, and provides a unique look to internal feature walls and fireplaces.

A weatherboard home can easily be converted into a charming stone cottage, a brick home given a new lease on life, or a home extension blended seamlessly with the original building.

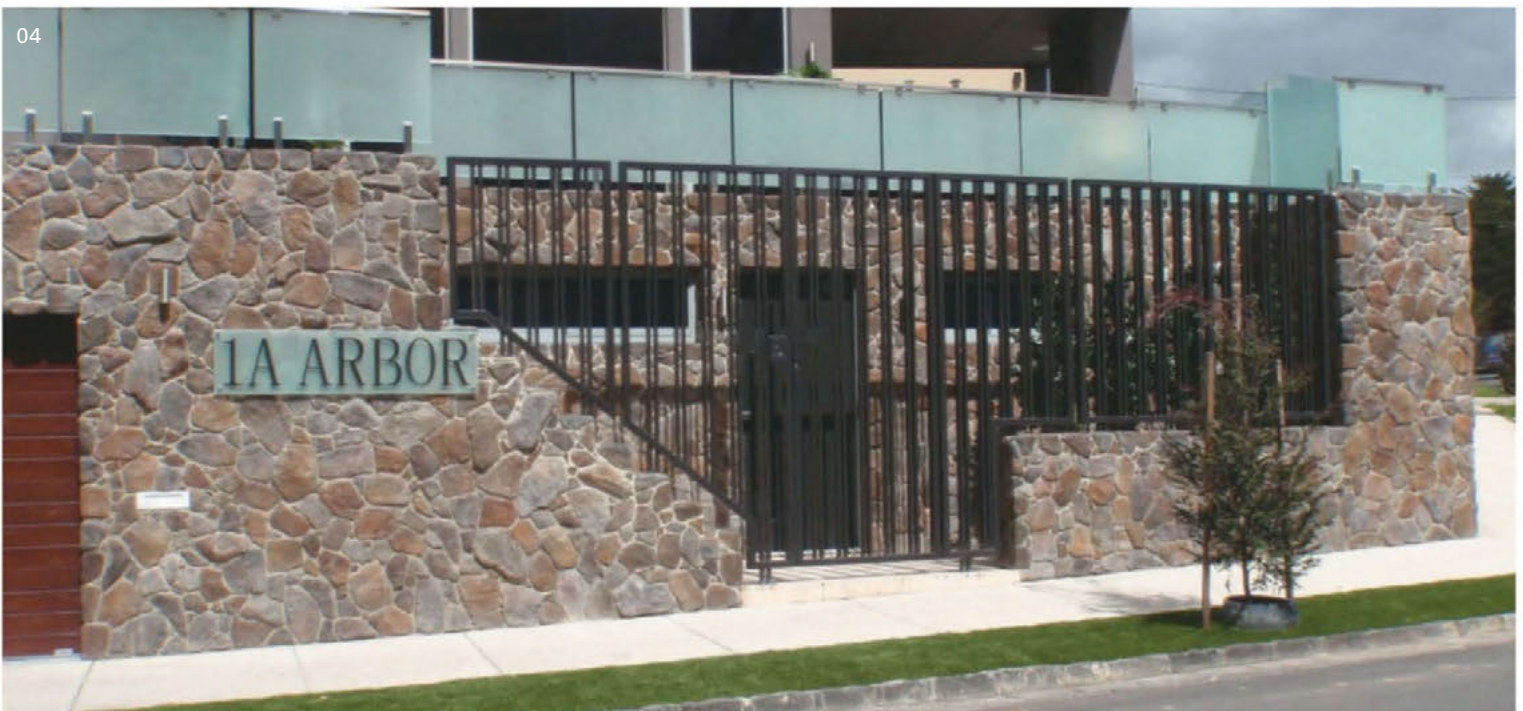
Foundation stones in bluestone and sandstone, perfect for period home renovations, are available in a range of sizes, either regular or chisel-edged.

Paving stones are cast with a non-slip, flat surface ideal for swimming pool and spa surrounds, garden





- 01 A Buller Stone internal and external feature wall.
- 01 A beautiful stone cottage located in Drouin.
- 01 The One Steel factory in Lynbrook.
- 01 Reconstituted stone veneer adds individuality to buildings.



paths, driveways and other landscaping projects.

In addition, capping stones and quoins can be made to order, with adhesive and sealer readily available to complete the job.

#### COMPANY PROFILE

Hoobler Stone originated in California in the 1940s, when Ken Hoobler developed his method of producing cast stone. Exclusive licensing rights for the manufacture and distribution of Hoobler Stone in Australia were negotiated in the early 1970s. In 2004, John and Deb Duckworth took over the business, moving the manufacturing plant to Geelong. With many years of experience in the

building industry, John and Deb have introduced a variety of new stones into the range and aim to exceed client expectations by ensuring a hassle-free process from initial enquiry to project completion.

The service includes a free quote, technical advice and support, and even shopping around for the cheapest freight to anywhere in Australia or the South Pacific.

Independent contractors can be recommended to provide an obligation-free quote to lay the stone, or instructions provided for DIY projects.

Hoobler Stone is committed to high-quality products, timely delivery and outstanding customer service.

#### CONTACT DETAILS

##### HOOBLER STONE

New Factory and Showroom:

42 Buckley Grove,

Moolap, Geelong Vic 3224

Postal address: PO Box 102,

Torquay Vic 3228

Phone: 03 5248 6988

Fax: 03 5248 6944

Mobile: 0409 160 262

Email: [info@hooblerstone.com.au](mailto:info@hooblerstone.com.au)

Website: [hooblerstone.com.au](http://hooblerstone.com.au)



**01** Pictured is NuLine, a unique weatherboard-style cladding system that gives the appearance of timber weatherboards without the tricky maintenance.

# EXCEEDING EVERY EXPECTATION

The number-one distributor for all your brick alternative cladding needs

The Wall Store is a unique business that aims to build relationships between its leading installers and builders. The company's sales team concentrates on providing what the builder needs — a unique point of difference in the building industry.

This is the one-stop shop for everything and anything to do with domestic and commercial wall products and, importantly, the staff are intensely proud to provide products that meet and exceed all Australian Building Standards.

The Wall Store not only distributes external building products, it also has its own plasterboard distribution centres. Supply and distribution are what this company does best and all of this is offered at the right price, with the right advice and the strongest can-do attitude in the industry.

As Australia's largest distributor of lightweight panels, The Wall Store proudly boasts CSR Hebel panels and blocks, Quik'n Tuff and NRG polystyrene products as part of its range. These high-performance items offer better sound resistance, insulation and fire resistance than bricks and mortar. Render and texture are also available to customers and Duracom, Weathertex, BGC Fibre Cement, Hoobler Stone

and Shadowclad are not alone when it comes to the variety of specialty wall products. A specialised range of fire-rated products covers partition walls, lift-shaft applications, party walls, boundary walls, inter-tenancy and even fire-rated access panels.

Can you get insulation? Yes, in both polyester and glass wool. Commercial flooring ranks highly — from the company's Hebel commercial flooring to BGC's Durafloor, which suits both internal and external applications.

Builders have endless plank and flat sheet options to choose from, such as BGC's latest Innova range — Duracom, Duragroove, Durascape, NuLine and Duragrid — and the recently released Stratum, Stratum Duo and Stratum Contour. In addition to this, The Wall Store places a strong emphasis on stocking environmentally friendly building materials, ensuring customers are building eco-friendly homes that improve indoor air quality and minimise pollutants.

The Wall Store is conveniently positioned at two locations in Melbourne. The Monash store is located in Clayton and the second store is in the booming north-western suburb of Somerton.

Each store has helpful and friendly staff who aim to provide customers with service that is second to none. This guarantees that customers receive the finest service, enjoy their experience and feel welcome in a relaxed and happy atmosphere.

## CONTACT DETAILS

### THE WALL STORE

Phone: 1300 WALL STORE (1300 925 578)

Email: [info@thewallstore.com.au](mailto:info@thewallstore.com.au)

Website: [thewallstore.com.au](http://thewallstore.com.au)

### Monash store

2069 Princes Highway, Clayton Vic 3168

Phone: 03 9544 9989

Fax: 03 9543 7787

### Somerton store

14 Zakwell Circuit, Coolaroo Vic 3048

Phone: 03 9308 8800

Fax: 03 9308 8866

### BCG Plasterboard Trade Centre Monash

2069 Princes Highway, Clayton Vic 3168

Phone: 03 9544 4224

Fax: 03 9543 7787



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### **DURAGROOVE™**

#### FACADE SYSTEM

A vertically grooved exterior facade panel.



### **STRATUM™**

#### WEATHERBOARDS

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### **NULINE+PLUS**

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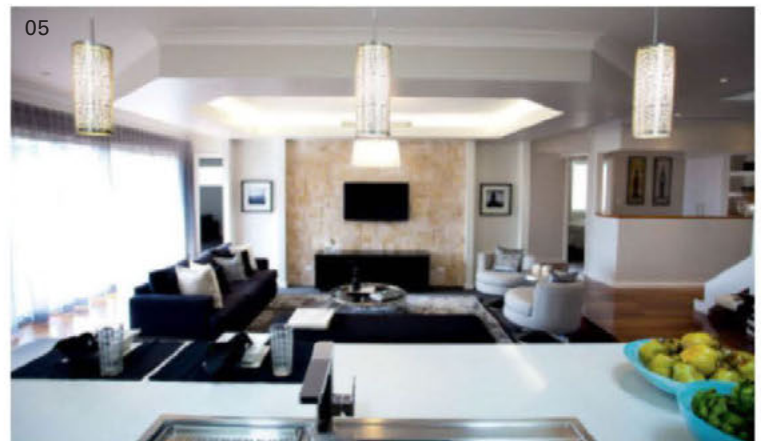
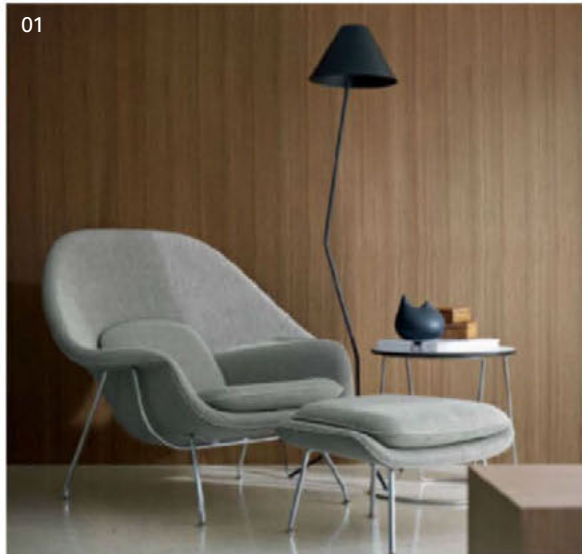






# TEXTURED TOUCH

Make a statement with these stunning feature wall ideas



**01** Laminex Innovations introduces nine new decors as part of the stylish Plex Collection. These stunning new designs offer professional and home decorators the colour and character of real metals, alongside the practical, flexible properties of laminate. Choose from graphite inspired grey hues to classic white or leather-look features. Whatever your style Laminex is the solution. For more information, visit [laminex.com.au](http://laminex.com.au) **02** A clever addition to the Formica Colour Range offering is the new magnetic metallic laminates in Glossy White and Matt Black finishes. Glossy White is the perfect answer for your magnetic whiteboard surfaces in areas like busy kitchens, kids' bedrooms, laundries and collaborative, commercial, office spaces and education facilities, while Matt Black can be used to create magnetic chalk blackboards in kitchen areas and hospitality and retail fitouts. For more information, visit [formica.com.au](http://formica.com.au) **03** ROCKCOTE has recently launched its new 'Natural Materials' Range. The Natural Materials range draws inspiration from nature to provide beautiful, natural interior and exterior finishes that do not compromise people's health or the environment. By working with natural clay, natural lime and renewable materials like straw, hemp, bamboo, wheat and even volcanic ash, ROCKCOTE is reviving ancient skills and building practices to create unique appealing and natural environments. For more information, visit [rockcote.com.au](http://rockcote.com.au) **04** Conceived, designed and manufactured in Italy, Piemme Valentino Tiles is a product of the highest quality. The Prestige Valentino wall tiles combine Florentine brocade (inspired by the historical Italian Renaissance fabrics) with precious Mother of Pearl. The end result is an iridescent effect, reflecting light in a room and spreading warmth and precious detail. For more information, visit [delsa.com.au](http://delsa.com.au) **05** The dramatic visual effect of natural stone for architecturally inspired, interior feature walls and trims is an achievable and affordable look using Boral Cultured Stone®. Offering many design options, Cultured Stone is available in nine distinct ranges and a wide variety of shapes, colours and textures. Each unit of Cultured Stone is cast in natural stone moulds before it is meticulously hand coloured to achieve the look and feel of stone. Cultured Stone has low routine maintenance and, in most applications, does not require painting, coating or sealing after installation. Boral Cultured Stone is supplied with a 50-year warranty. For more information, visit [boral.com.au/stone](http://boral.com.au/stone)





Installing dry wall is quick and easy with this simple guide.

# HOW TO: INSTALL DRYWALL

Be your own builder with this easy guide

## TOOLS USED

- ◆ Stanley knife
- ◆ Measuring tape
- ◆ Straightedge
- ◆ Broad knives (100mm–250mm)
- ◆ Sanding blocks
- ◆ Hilti SD 5000-A22 collated drywall screwdriver

## FIXINGS

- ◆ 25mm coarse thread collated screws
- ◆ 1 tub stud adhesive
- ◆ 1 bag of basecoat
- ◆ 1 tub of premix topcoat
- ◆ Ex angle flush beads
- ◆ 1 roll of paper tape

## TRADE-ICITIONARY

**STUDS:** Vertical timber of the wall frame to which you nail the drywall.  
**NOGGINGS:** Horizontal timber of the wall frame.  
**BUTT JOINT:** The joint between two sheets of drywall.

Drywall or plasterboard is a key part of any home renovation; so, whether you're looking to divide a room, create an extra space or replace a damaged wall, knowing how to install this yourself can save you both time and money.

With more than a decade's industry experience and now in his current role in Interior Finishing with global power tool designer and manufacturer, Hilti Australia, David Probert has put together all the information you need to install drywall — the best bit? It can all be done over the weekend!

## THE BUILD

### STEP 1: Do the prep

Before you start, check whether any noggings are sticking out past the main frame, because if they are, your plasterboard won't sit flat. Your studs need to be a maximum of 600mm apart to have sufficient fixing points for the plasterboard.



### STEP 2: Measure up

Measure the wall horizontally — approximately 1200mm from the floor and again along the floor to be sure your cuts will be square. Remove 5–10mm off your final measurement to allow room for you to slide the plasterboard into place. Mark the drywall to the length required.

**TRADIE TIP:** The most common plasterboard size is 2400 x 1200mm. If you're doing a whole room, draw up a plan and get advice from a

plasterboard supplier re exactly what type and how much material you need.

### STEP 3: Cut to size

Hold a straightedge along the line to be cut and score through the paper face with the Stanley knife. This will leave the paper intact on the other side of the sheet, so cut this with your knife also. Place your hand along the edge and snap the off-cut.

For opening power points or switches, draw a pattern of the hole to be cut directly onto the sheet. Use your keyhole saw to cut and remove the holes.

**TRADIE TIP:** Make sure that any wired-in electrical fittings are disconnected and re-connected by a qualified electrician.



### STEP 4: Fix it

Make sure the surfaces of the studs are clean to ensure a good bond. Apply walnut-sized dollops of adhesive to the studs, starting approximately 200mm from where the edge of the sheet will go, and continue every 200mm to the floor. Be careful that the adhesive isn't where you're going to screw and don't apply adhesive to the studs in the corners, or at any place a butt joint will occur. Only put enough adhesive for one sheet at a time.

Use off-cuts of drywall on the floor as a packer to keep the sheet 10mm off the floor. Lay down your first sheet and gently push against the wall. Using your screwdriver, screw the recessed edges to the studs and between the recess at every 300mm.

Apply screws every 150mm around doors and windows. External, metal, corner beads should be nailed at 300mm intervals along each side.

**TRADIE TIP:** Pay attention to how deep your screw goes. If it goes too deep, the screw won't hold, but if it doesn't go deep enough, it will leave your screws visible when you flush over the screw holes. You can adjust the embedment depth on the top of your screwdriver, so the screw heads don't break the paper on the surface of the plasterboard.

### STEP 5: Neaten up

Once all the boards are nailed, they must be 'taped and bedded' for a smooth surface. Lay the sticky side of the tape along the recessed joint and smooth firmly by hand. Cover the tape with a thin layer of basecoat jointing cement to a width of 100mm and using the 150mm broad knife.

Fill the area with topcoat cement to a width of 120mm until it levels with the surface of the board. When this coat is dry, use the 250mm broad knife to spread the topcoat cement to a width of 250mm. Soften the outer edges with a water-moistened paint brush. Tilt one corner of the broad knife to smooth the edges of the cement, leaving about a 1.5mm hump over the middle. After 24 hours, sand level and smooth with the 180 grit sandpaper.

Do the same with the butt joints, but set the second coat of cement to 300mm wide and the third to 550mm. Outside corners edged with metal corner bead need a third coat of 250mm width on each face. For inside corners, cut the tape to the exact length and lay from the top down. Place the centre of it into the angle and smooth firmly. Spread cement 100mm down one side only. After 24 hours, do the same on the other side, giving it a further 24 hours drying time. All screw indentations are covered with three coats of cement and sanded smooth when dry.





# HOW TO CHOOSE YOUR BUILDER

Choosing which builder is right for you is not as easy as walking into a shop and picking one off the shelf. There are plenty of building horror stories: the house that never got finished, the builder that cut corners or the house that didn't last. Building your home is a big investment, so don't skimp when doing your research.

Make sure you research properly and look into the builder, the company, their style and designs, materials, costs, expertise and credibility. This must be done to ensure that the end result leaves you kicking back in your new house with a big smile and not with a big hole in your pocket. Radley de Silva, CEO of Master Builders Association of Victoria, sheds light on the main elements to be mindful of when choosing your builder.

## WHERE TO START

Before you start hunting it is important to work out what exactly you want. Whether it is a house to accommodate your growing family, a

custom-home design or a retirement dwelling, it is important to work out what your expectations are so that you can convey this to your builder and they can achieve your vision.

As much of the initial design process relies on communication, it is imperative that you explain to your builder what you want in order for them to assess whether they can deliver this for you. "Putting in the effort to research your options at the beginning, and to develop a good relationship with your builder, will give you the best chance of achieving a positive outcome that everyone will be happy with," says Mr De Silva.

## LICENCES

Under the Victorian building authority, it is imperative that you use a licensed builder. All domestic building work in Victoria costing more than \$5000 must be completed by a builder who is registered with the Building Practitioners Board (BPB).

Registered builders are also required to have

the appropriate insurance to provide consumers with protection for works that exceed \$12,000. Not only is this imperative for legal reasons, but also to ensure that you are working with an expert and your build does not end in ruins. To identify a Registered Building Practitioner look for the logo or ask for their official photo identification.

For more information on building regulations and legislation visit [vba.vic.gov.au](http://vba.vic.gov.au)

## DISPLAY HOMES

To get a hands-on feel of what a builder can provide, be sure to visit plenty of display homes. More importantly, make sure you visit a couple of homes under construction. A lot of effort is usually put into display homes to make sure they look attractive to their buyers. Many builders let their standards slip when it comes to the building sites and homes under construction. So, here is where you will really find out whether the builder keeps a neat construction site — and about their work ethic.



02

Image: Courtesy of Alternate Dwellings



03



Image: Courtesy of Alternate Dwellings

- 01** A neat construction site is the sign of a good builder.  
**02** Ensure your builder has the correct licences and permits.  
**03** The right builder should adhere to your requests.

- ◆ Do they charge variation fees? If so, how much?
- ◆ Who will be your main point of contact?
- ◆ Will they be juggling my build with another?
- ◆ Can you use your own tradies to finish your home, particularly the painter for the internal walls?
- ◆ When it comes to drawing up contracts, make sure you have everything in writing — this way, if anything goes wrong all communication can be recalled. For an in-depth guide on how to sort out your contract, go to p. 144 and view *Build Home Victoria's* Contract Checklist.

### FINAL SELECTION PROCESS

Once you have shopped around a little, compile a list of builders you are interested in and then dig deeper. Narrow the list down to your top three, give each of them a set of requirements you wish for your home and ask for a quote. This way you will be able to directly assess costs.

Keep in mind that lower quotes could mean that blowout costs can come later and that paying a little more for a reputable builder may help with savings on your budget, as things are more likely to be done to a higher standard and to your liking.

Finally, remember that a builder could be around you and your family for long periods of time depending on the scale and proximity of your build. Ask yourself, can I work with this person for that amount of time? If the answer is yes they could be the one.

### TESTIMONIALS

Most builders will have websites with glowing testimonials, but speaking firsthand to a previous client is how you will get the truth. Whilst on construction sites or when visiting homes constructed by the builder, ask the owners questions that can't be answered on a website. These questions should include: What was the overall service like? If something went wrong, what was their approach to fixing it? Did you have a specific point of contact during the process? Were you able to frequent the site? Did the builder stay on budget? Did they offer advice on your design idea?

Write down the questions you want to ask and be sure to get them answered. This

will keep you at ease and give you the sound feedback of firsthand experience.

### ASK ABOUT POLICIES AND CONTRACTS

Ask the builder about their policies in regard to adding on extras during the building process. Ask to see previous examples of policies and contracts drawn up so that you can assess whether the time frame and payment plan suit you.

Things to check include:

- ◆ Can you understand the contract; is it written in plain English?
- ◆ Can changes be made while the home is under construction and would the builder refuse some variation requests?





# THE ESSENTIAL NEW-HOME BUILDER'S CHECKLIST

There is so much to think about when building a new home. Use this list to check off important items to ensure the building process is a smooth one

## WHAT CAN YOU AFFORD?

- ◆ Do you know exactly how much you can borrow? Information about mortgages and home loans is available from the Australian Securities and Investment Commission's consumer website at [fido.gov.au](http://fido.gov.au)
- ◆ Are you eligible for any financial assistance from the government to build your new home? Phone the State Revenue Office Victoria to find out on 13 21 61 or go to [sro.vic.gov.au](http://sro.vic.gov.au)
- ◆ Have you calculated your total budget including legal fees, the cost of the land, land evaluation legal fees, rates and taxes, stamp duty, site works, landscaping and moving expenses? Fees for approvals such as building permits, town planning permits, and constructing over easements also need to be considered.

- ◆ Have you allowed an extra 15 per cent to cover any unplanned additional expenses, such as price increases or changes to your plans after the building has commenced?

- ◆ Are you aware that when buying off the plan, you are still required to pay stamp duty? To check how much you have to pay, visit [sro.vic.gov.au](http://sro.vic.gov.au)

## CHOOSING LAND

- ◆ Does the area you have chosen to build in meet the needs of your family? Ensure you find out about schools, transport, shops, doctors, dentists, etc.
- ◆ Have you checked with the Land Titles Office to find out if the land has any encumbrances, easements or restrictive covenants, or whether there's likely to be any delay in subdivision approvals that might prevent the builder lodging

plans with the local authority?

- ◆ Check with the local authority to see if there are any future subdivisions, road changes or any special building conditions that apply, such as designated bushfire-prone areas, land liable to flooding and designated termite-risk areas, or planning overlays such as the Bushfire Management overlay.
- ◆ If it's a strata-title block, have you checked with the local authority to see whether there are any special building requirements?
- ◆ Are you informed about the availability of gas, water, sewerage, electricity and the National Broadband Network?
- ◆ Are you fully aware of the extent of site works needed (such as tree removal, levelling, retaining walls, removal of clay or rocks, extra drainage etc)?



## GETTING READY TO BUILD

- ◆ Develop a simple filing system to keep track of the building process.
- ◆ Visit a few display homes, kit homes and custom-designed homes to gauge the different options and to clarify special offers.
- ◆ Are you happy with the type and dimensions of the materials used, the type of brick, roof tiles, windows, wall plaster or finish? Ask an independent expert for an opinion.
- ◆ If buying a display home, have you checked that the model you are purchasing includes all the features you expect? Remember to check the contract and specifications.
- ◆ Do you fully understand what is — or is not — included in the price? Make sure you have everything in writing, including features such as driveways, fencing, hot water services, light fittings, etc.
- ◆ Ensure a registered building practitioner is part of your plans. Only registered building practitioners meet the legal requirements to carry out domestic building work valued above \$5000 in Victoria. Registered building practitioners have the qualifications, knowledge and experience, and domestic building insurance (where works exceed \$12,000). Identifying a registered building practitioner is easy: just ask to see the official photo identification. To find a registered building practitioner, call the building commission on 1300 815 127 or visit [buildingcommission.com.au](http://buildingcommission.com.au). Click on 'Consumer Information' and select 'Find an RBP'. On the website you can also check whether a registered building practitioner has faced disciplinary action.
- ◆ Have you checked whether your builder is providing domestic building insurance and public liability insurance?
- ◆ Have you considered appointing a building lawyer to help prevent any misunderstandings by making your contract clear before you sign? The Law Institute of Victoria has a referral service at [liv.asn.au](http://liv.asn.au)

## CHECKING YOUR PLANS

- ◆ Check all the plans and specifications thoroughly. Make sure you fully understand the plans and all the symbols used. If plans are drawn up in advance of a building contract, check with your relevant building surveyor that they will be approved without major amendments.
- ◆ If you have chosen a display home, take the plans along and check the features, measurements of rooms and furniture installed. Check that any changes or extras are included. You have rights to ensure that the house you contract for is of the same quality of workmanship as the display home that you viewed. Visit Consumer Affairs Victoria's website [consumer.vic.gov.au/building](http://consumer.vic.gov.au/building) for more information.
- ◆ Ensure all your selected materials and design changes are included in the drawings and/or specifications. Variations made after the contract is signed may incur a fee.
- ◆ Check that your plans comply with Victoria's six-star standard.

## BEFORE YOU SIGN THE BUILDING CONTRACT

- ◆ Read, check and make sure you understand all contract documents thoroughly. Insist on using a recognised form of building contract, such as those published by the Housing Industry Association or the Master Builders Association. Consumer Affairs Victoria also has a free model domestic building contract you can use when planning to build a new home, which balances the rights and obligations of the consumer and builder. If you don't understand any part of the documents, ask questions and seek your own legal advice. Contracts can be amended to make it clear regarding what was agreed between the parties. Remember, rights such as implied warranties and other rights under the Domestic Building Contracts Act 1995 cannot be signed away.
- ◆ Has the builder confirmed that they have obtained and reviewed the foundation data?
- ◆ Does the contract require the release of progress payments at the standard stages of construction? Under Victorian law, you pay a specific amount for each completed stage of building including base, frame, lock-up and fixing. There is also a limit on the deposit amount that your builder can request. If your builder has suggested different payments, ensure you get legal advice before deciding.
- ◆ Do you intend to provide any materials for your home, such as a spa, kitchen equipment or light fittings? If so, have you checked whether the builder's public liability insurance covers the loss or theft of these materials from the site or damage after installation?
- ◆ Have you checked the dates or time periods that the fixed contract is scheduled to start and finish? Establish what your rights and the builder's rights are if the builder runs over the original contract construction time.
- ◆ Have you filled in the liquidated damages clause? Is the amount sufficient to cover your losses if the home is not finished on time? Take into account the cost of rent, storage and other out-of-pocket expenses.
- ◆ For more information regarding contracts, visit Consumer Affairs Victoria's website [consumer.vic.gov.au/building](http://consumer.vic.gov.au/building) or call 1300 558 181.

## BEFORE CONSTRUCTION STARTS

- ◆ Confirm that a building permit has been issued by the relevant building surveyor for your project.
- ◆ Have you checked that the approved plans issued with the building permit are consistent with the plans agreed to in the domestic building contract?
- ◆ As part of the contract, choose either to elect for the building practitioner to engage the relevant building surveyor or seek and appoint your own relevant building surveyor.
- ◆ In the instance where the building practitioner engages the relevant building surveyor, ensure that you receive a copy of the building permit.
- ◆ Has signage with the details of the builder and relevant building surveyor been placed in a prominent position at the front of the site?
- ◆ Make certain that the building is sited correctly and in accordance with the approved plans. One way

to guarantee this is to have a site survey carried out by a licensed land surveyor, to check that the title boundaries are in the correct position.

## ONCE CONSTRUCTION STARTS

- ◆ Have you been given the name and phone number of your contact person in the builder's office?
- ◆ Purchase a diary to record all the day-to-day happenings, including discussions with your builder.
- ◆ Have you organised to confirm all important agreements or comments in writing throughout the entire building period?
- ◆ Ensure you have received a claim from the builder for a progress payment. Carefully check that the work is properly completed up to the appropriate stage.
- ◆ Ensure that any variations from the approved plans and contract are approved prior to the work being undertaken. Some variations may require the approval of the relevant building surveyor.
- ◆ Has your builder advised you if the home is complete in accordance with the approved plans and specifications, and given you an occupancy permit or a certificate of final inspection? Check every aspect to ensure you are satisfied and the home is habitable and the building work is completed. You can then hand over the final payment. Remember that you have made a financial commitment to your builder to pay in accordance with the conditions of the contract.

## MOVING IN

- ◆ Arrange connection of the telephone (you can organise for cabling to be carried out during construction), gas and electricity.
- ◆ Advise the water authority, local council and post office that you have moved.
- ◆ Notify the electoral office, bank, employer, Medicare, insurance companies, roads and traffic authority, schools and professional associations.
- ◆ Make a note of any minor defects and arrange to provide a list to the builder.

*Your relationship with your builder is like any other business relationship. It carries certain roles and responsibilities, and as a consumer it is important to know where to go if problems arise. Building Advice and Conciliation Victoria (BACV) helps consumers and builders resolve and prevent building disputes. Contact the BACV on 1300 557 559 for free advice and assistance. However, you should try to resolve any problems or disputes with your builder in the first instance.*

### FOR MORE INFORMATION

#### CONSUMER AFFAIRS VICTORIA

Phone: 1300 558 181

Website: [consumer.vic.gov.au/building](http://consumer.vic.gov.au/building)

#### BUILDING COMMISSION

Phone: 1300 815 127

Website: [buildingcommission.com.au](http://buildingcommission.com.au)





# CONTRACT CHECKLIST

Contracts are legally binding, so it's important to get them right. Use this checklist from Consumer Affairs Victoria to ensure your contract contains all the necessary elements

- ◆ If the total cost of your project is more than \$5000, the builder must use a major domestic-building contract — even if the contract is split into several smaller amounts.
- ◆ Your contract must include what has been agreed, plus the plans and specifications and any other information that clarifies terms and conditions.
- ◆ Include in your contract all details of fittings, fixtures and finishes (including the make and model of appliances).
- ◆ Regardless of the building-contract price, there are requirements for deposits and warranties.

## WHEN DO I NEED A BUILDING CONTRACT?

By law, the builder must use a major domestic-building contract for work worth more than \$5000, including:

- ◆ Erecting or constructing a home and associated landscaping, paving, retaining structures, driveways, fencing, lighting, heating, air-conditioning, water

supply or sewerage.

- ◆ Renovations, alterations, extensions, repairs and any other improvements; for example, a swimming pool, kitchen renovation, outdoor living areas.
- ◆ Work associated with renovation, alteration, extension or repair of a home.
- ◆ Demolition or removal of a home or part of a home.
- ◆ Preparation of plans or specifications by the builder or tradesperson (a registered architect, engineer or draftsman will use his or her own contract).
- ◆ If the contract has been split into several smaller amounts worth less than \$5000 — for example, a pre-construction contract worth \$2000 and the main contract worth \$4000. As the total price is more than \$5000, the builder must use a major domestic-building contract.

Consumer Affairs Victoria recommends that you:

- ◆ Choose your builder, all your fixtures and fittings (also called “selections”), then include all works in

one major domestic- building contract.

- ◆ List the specific details of your choices or selections (such as make, model, colour or style) in your contract.
- ◆ Where possible, avoid making your selections of fixtures and fittings at a later date (after you have signed your contract).
- ◆ State in the contract who is responsible for supplying goods, such as ovens, tiles or tapware.
- ◆ Identify any additional council requirements for your area — for example, termite- or fire-protection requirements, or development levy.
- ◆ Use a written contract for all building works, including those under \$5000.

## PRE-CONSTRUCTION CONTRACTS

Your builder must obtain a soil report and foundation data to design the footings and to give you an adequate estimate of the cost. They may ask you to sign a document to authorise this.



However, if the pre-construction contract includes design or specification work, obtaining permits or other building work, it is a building contract. If a contract includes domestic building work and the price is more than \$5000:

It is a major domestic-building contract.

- ◆ You have rights under the Domestic Building Contracts Act 1995.
- ◆ You have rights under the Australian Consumer Law regardless of the contract amount.
- ◆ Consumer Affairs Victoria recommends that you get legal and technical advice before you sign, even though it means you no longer have five days to change your mind. If the document includes developing the design or drawing plans and specifications, due to copyright you may not be able to use these if you proceed with a different builder. You also may not get a refund on the cost of developing these plans.

### PRIME COST ITEMS

Prime-cost items are your selections of fixtures and fittings (for example ovens, taps and tiles) that are listed items in the contract but which are not specifically identified and costed. This is because you or your builder could not determine or agree on the make, model or exact price of the item at the time you signed the contract — you could only estimate the price, which could be less than the final cost.

Where possible, avoid prime cost items. Try to include the specific details of your selections (such as make, model, colour and style) in your contract, so that the building cost is final.

Get a copy of any invoice, receipt or other document that shows the cost of any prime-cost item.

### PROVISIONAL SUM ITEMS

Provisional-sum items are items, such as excavation, listed in the contract for possible additional work where the builder cannot give you an exact price of the work at the time you sign the contract — they can only make a reasonable estimate of the cost.

Where possible, do not agree to provisional-sum items as they can make your final cost higher. For example, it is common for excavation work to be included as a provisional-sum item. Be aware that this cost could increase substantially if additional excavation work is needed because rock was not determined in the soil report. Make sure that your builder has obtained a comprehensive soil report in order to give you a reasonable estimate of costs. Seek advice from your independent building consultant.

Your builder must make a “reasonable allowance” for the nature and location of the building site when estimating supply and delivery in the contract price — for example, your builder must allow for transport costs if you are building on a rural property.

### MAJOR DOMESTIC BUILDING CONTRACTS

The contract must be in writing and must:

- ◆ Be written in clear English.

- ◆ Set out in full all the terms of the contract.
- ◆ Give detailed descriptions of the work to be carried out.
- ◆ State the names and addresses of the parties to the contract.
- ◆ State the builder's registration number as it appears on the builder's registration certificate.
- ◆ State the contract price.
- ◆ State the amount of the deposit and progress payments as required by law.
- ◆ State the date the contract is effective (the date on which both parties have signed the contract).
- ◆ Give clear advice about the five-day, cooling-off period.
- ◆ Include definitions of words and key phrases used in the contract.
- ◆ Set out implied warranties.
- ◆ Contain an approved Consumer Affairs Victoria checklist (available from the Consumer Affairs Victoria website).

The contract should also, when applicable to the proposed work:

- ◆ Include plans and specifications containing enough information to get a building permit for the work.
- ◆ Set out details of the required domestic building insurance, if the contract is for more than \$12,000. State the number of days allowed for each type of foreseeable delay and inclement weather.
- ◆ State a start and finish date, with allowances for delays.

If the start date is not known, the contract must state:

- ◆ How the start date will be determined.
- ◆ That the builder will do everything that is reasonably possible to start work as soon as possible.
- ◆ The number of days required to finish the work once it has started.

Make sure:

- ◆ The builder is currently registered with the Building Practitioners Board if the contract is more than \$5000, or if the contract is to re-stump, re-block, demolish or remove a home.
- ◆ The builder has confirmed the site is suitable for the proposed work and has obtained foundation data and a soil report. It is their responsibility to satisfy themselves that the foundation data is accurate.
- ◆ The work has the required building and/or planning permits, or the contract states who is responsible for obtaining these.
- ◆ The work is clearly and comprehensively described in the contract, including plans or specifications and any other relevant documents.
- ◆ You have included all special requirements and finishes in the plans and specifications.
- ◆ Fixtures and fittings included in the contract but not specifically identified, or of unknown price, are clearly stated as provisional-sum items or prime-cost items and adequate costs are allowed for these.
- ◆ For work worth more than \$12,000, the builder has provided a current certificate of domestic building

insurance covering the building project's address.

- ◆ The requested deposit is within the legal limit.
- ◆ The price and timing of progress payments are legal and clearly stated.
- ◆ You understand the procedure for changes to the contract.
- ◆ You and the builder share an understanding of what is “reasonable access” to the building site.

The builder or tradesperson must give you a copy of the contract when you have both signed it.

Seek legal advice if your builder asks you to sign a cost-plus contract (where the builder charges by the hour and you do not have a fixed price). Cost-plus contracts are only allowed for renovation projects worth over \$500,000, and then only in very limited circumstances. A building lawyer can help you understand and negotiate your contract — even though seeking legal advice means you no longer have five days to change your mind (cool off) after signing the contract.

For works under \$5000, make sure:

- ◆ You have a written contract that clearly specifies the work to be done and the total cost.
- ◆ Any agreed changes are in writing, including the associated costs.

### CHANGING YOUR CONTRACT

The law only allows certain changes to a signed, domestic, building contract. You have five business days after receiving a signed copy of the building contract to withdraw without penalty, unless you sought legal advice on the contract before you signed.

### GETTING OUT OF YOUR CONTRACT

You have five business days after receiving a signed copy of the contract to withdraw without penalty. This is your “cooling-off period.”



Consumer Affairs Victoria aims to help Victorians be responsible and informed businesses and consumers. To help successfully manage your building project, the

regulator has put together short videos with handy tips as well as a free, model, domestic building contract you can use when planning to build your new home. The contract balances the rights and obligations of consumers and builders. If a dispute arises, the contract provides a clear path to the requirements of the law. Download your copy and watch these videos at [consumer.vic.gov.au/building](http://consumer.vic.gov.au/building)



Department of Justice





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